

Richland Creek S. 13-46 W. 104 feet to a point in the center of said Creek; thence N. 75-10 E. 139 feet to an iron pin on the West side of Love Alley, the point of beginning;

For the term of ten (10) years, the said term to commence upon the Lessor's written notice to the Lessee that the grading and improvements, hereinafter set forth, have been completed, and the written acceptance by the Lessee of the grading and improvements. Should the Lessee not accept the grading and improvements, the Lessee shall so notify the Lessor within ten (10) days after the written notice of the Lessor that the grading and improvements are unacceptable. Should the Lessee not give notice of the non-acceptance, this lease shall commence on the eleventh (11th) day after notice of completion given by the Lessor.

In consideration of the use of the premises for the said term, the Lessee promises and agrees to pay the Lessor the sum of Twenty-four Thousand (\$24,000.00) Dollars, payable Two Thousand Four Hundred (\$2,400.00) Dollars per year as follows: Two Thousand Four Hundred (\$2,400.00) Dollars upon the execution and delivery of this lease, the receipt of which is herewith acknowledged, as the first year's rent in advance; thereafter the yearly rental of Two Thousand Four Hundred (\$2,400.00) Dollars is to be paid in monthly installments of Two Hundred (\$200.00) Dollars, payable in advance on or before the tenth (10th) day of each month.

The Lessor agrees to grade and fill that portion of the leased premises lying on the West side of Richland Creek to the level of the basement floor of the existing building thereon. The Lessor also agrees to construct a bridge across Richland Creek at a point to the rear of the existing building on the Western premises hereinabove referred to, said bridge to be of a width so as to accommodate the passage of motor trucks and to bear the load weight of any one of Lessee's motor trucks. The Lessee agrees to maintain and repair