

day of each and every month during and throughout the term of this lease, and any extensions thereof.

AND the Landlord and Tenant do hereby mutually covenant, each with the other, as follows:

1. It is understood that Tenant is concurrently herewith leasing from her certain adjoining parcels owned by Kina M. Jewell lying Southeasterly of the premises demised hereunder and on one of the parcels Tenant presently occupies a store building which is to be enlarged by Tenant, and it is anticipated that the property demised hereunder shall be used as a parking lot in conjunction with the conduct by the Tenant of its grocery business in the enlarged store building on the adjoining property. It is therefore agreed that the term of this lease shall run concurrently with the lease which Tenant has with Kina M. Jewell, as lessor, and the expiration of the initial term hereunder shall be fixed as the date ten (10) years subsequent to the date of completion and acceptance by Tenant of the addition to the present store building situate on the adjoining property. The parties hereto agree to execute a supplemental agreement hereto fixing the expiration date of the initial term of this lease when determined as above provided.

2. The Tenant is given the right and privilege from time to time, at its expense, to grade and pave the above described premises and install lighting and drainage systems as in its discretion it deems necessary for the use and enjoyment of said premises as a parking lot.

3. The Landlord hereby covenants that the Landlord has a good and marketable title in fee simple to the property and premises hereby demised, and that the Landlord has full authority to execute this lease; that the Tenant upon complying herewith may quietly hold and enjoy the said premises during and throughout the term, without any interruption by the Landlord or any person claiming by, through or under the Landlord; that Landlord will promptly pay all taxes levied and assessed upon or against said premises.

4. Landlord warrants that the leased premises are not subject to be reduced in area by any agreements or easements, e.g.

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