

the property fronting on South Pleasantburg Drive.

This lease shall extend for a term of thirty (30) years and four (4) months beginning March 1, 1963, and ending July 1, 1993.

In consideration for the leased premises, the Lessee agrees to pay the sum of Twelve Hundred and No/100 Dollars (\$1200.00) representing rental for the use of the premises herein described during the first three (3) months of 1961 and further agrees to pay to the Lessors herein the sum of Two Hundred, Forty-six and 59/100 Dollars (\$246.59) representing County and City taxes during the years 1961 and 1962; and further agrees to pay the sum of Forty-eight Hundred and No/100 Dollars (\$4800.00) net each year, payable in advance Four Hundred and No/100 Dollars (\$400.00) on the first of each month, said rental to be during the first ten (10) years of this thirty (30) year term lease. The net annual rentals during the second ten (10) year period of the lease shall be a sum equal to seven (7%) per cent of the appraised value of the land, exclusive of any buildings or other improvements situate thereon. The appraised value of the land as aforesaid shall be determined as of the first day of March, 1973, but in no event shall the rental be less than Forty-eight Hundred and No/100 (\$4800.00) Dollars net annually.

The net annual rentals during the last ten (10) years of this lease shall be determined in the same manner as the net annual rentals during the second ten (10)