

expiration of the original lease or any renewal thereof.

R E N T A L

The Lessee agrees to pay, as consideration for this lease unto the Lessor a rental of One Hundred Twenty Five and No/100ths (\$125.00) Dollars per month payable in advance on or before the 10th day of each and every month hereafter. The Lessee shall at all times maintain and pay the rent two (2) months in advance. The Lessor shall be responsible for all real estate taxes. However, the Lessee shall on or before the 31st day of December of each year reimburse the Lessor for all real estate taxes charged to the Lessor by reason of any buildings, greenhouses or structures erected thereon by the Lessee.

RENTAL DURING RENEWAL TERMS

The Lessee shall pay unto the Lessor, during any renewal period, the following sums as set forth opposite the renewal period, in advance on or before the 10th of the month, with the Lessee maintaining the rent two (2) months in advance and upon the same conditions as otherwise specified in this lease;

1st Renewal 1973-1974 at the rate of \$130.00 per month;  
2nd Renewal 1974-1975 at the rate of \$135.00 per month;  
3rd Renewal 1975-1976 at the rate of \$140.00 per month;  
4th Renewal 1976-1977 at the rate of \$145.00 per month; and  
5th Renewal 1977-1978 at the rate of \$150.00 per month.

IMPROVEMENTS AND UPKEEP

The Lessee is granted the right to construct on said property any improvements including but not limited to greenhouses and other outbuildings. It is agreed that any improvements, additions, betterments or equipment attached to any building constructed thereon shall become a part of the real estate and become the property of the Lessor upon the termination of this lease. The Lessee is granted the right to construct a lake along the branch at the rear of said property and the Lessor hereby grants to the Lessee the right to encroach upon the remaining portion of the Lessor's property for the purpose of

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