

said bridge during the first five years of the term of this lease, and to replace same in the event of its destruction during the same period. The Lessor further agrees to grade and fill the premises on the Eastern side of Richland Creek, from the Southern boundary thereof to a point slightly above the above referred to bridge and to within ten (10') feet of Center Street, to a level above the sewer main and even with the top of any sewer manhole.

The Lessor hereby agrees to pay all property taxes assessed against the property during the term of this lease. It is agreed, however, that the Lessee shall reimburse the Lessor for fifty (50%) per centum of all property taxes paid on the land and the present building, and that the Lessee shall reimburse the Lessor for one hundred (100%) per centum of all taxes paid on any building or improvement placed on the property by the Lessee. The reimbursement herein provided shall be made on a yearly basis after the Lessor gives Lessee written notice that the taxes have been paid and the amount of the reimbursement due by the Lessee.

The Lessor hereby agrees that during the term of this lease he will give the Lessee the first refusal to purchase the property, and that he will not sell or convey the leased premises until he has offered the property to the Lessee at the same price for which the Lessor has a firm offer to purchase. The Lessee shall have thirty (30) days in which to accept any offer submitted by the Lessor, and the said Lessor further agrees not to sell or dispose of the property for a price less than the price submitted to the Lessee.

It is agreed that the Lessee, at its own expense, may erect or construct any building or improvement on the property that the Lessee may desire. It is also agreed that the Lessee at its own expense may remove any building or improvement now on the property.

The Lessor agrees not to encumber or mortgage the premises during the term except with the written permission of the Lessee.