

along the Northeast side of North Avondale Drive, N. 26-43 W. 75 feet to an iron pin; thence still along the Northeast side of North Avondale Drive, N. 29-53 W. 142.5 feet to the point of beginning. Said plat showing the above metes and bounds and courses and distances is attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises unto the Lessee for the term of twenty (20) years commencing on the first day of January, 1955, and ending on the 31st day of December, 1974, in consideration of which the Lessee agrees to pay unto the Lessors the sum of THIRTY THOUSAND (\$30,000.00) DOLLARS, payable as follows: One Hundred (\$100.00) Dollars on the first day of each month in advance, commencing January 1, 1955, during the first sixty (60) months; One Hundred Twenty-five (\$125.00) Dollars on the first day of each month in advance, the first monthly payment of One Hundred Twenty-five (\$125.00) Dollars being due and payable on the first day of January, 1960, and continuing at said monthly rental of One Hundred Twenty-five (\$125.00) Dollars in advance for one hundred twenty (120) months; One Hundred Fifty (\$150.00) Dollars on the first day of each month in advance, the first monthly payment of One Hundred Fifty (\$150.00) Dollars being due and payable on the first day of January, 1970, and continuing at said monthly rental of One Hundred Fifty (\$150.00) Dollars monthly in advance for sixty (60) months; the last monthly payment of One Hundred Fifty (\$150.00) Dollars in advance being due and payable December 1, 1974, which would thereupon pay the rental through said month of December, 1974, and to January 1, 1975, the date of the completion of the term of this lease.

In the event the Lessee should fail to pay any installment of rent when the same shall have become due and payable, or in the