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It is further understood and agreed that the Lessee is to, at its own expense, remove from the premises the above mentioned old house and that the Lessee is to also have the right and privilege of removing any and all trees from the lot and to further have the right to grade any part or all of the lot to suit its own purpose.

IT IS FURTHER UNDERSTOOD AND AGREED that the Lessee is to have the right and privilege to erect a fence upon the property and also such buildings, at its own expense, as may be necessary to serve its purpose.

It is understood between the Lessor and the Lessee that the Lessor reserves the right to have the plumbing fixtures in the old tenant house and they are to be turned over to the Lessor as soon as the Lessee has dismantled the house.

Since this is to be termed a ground lease, it is understood and agreed that the Lessor is to pay all City, State and County taxes that may be levied against the land during the life of this lease and that the Lessee hereby agrees to pay all taxes of every nature and kind that may be assessed against any and all buildings which it may erect upon the leased property during the term of the lease.

It is further understood and agreed that at the expiration of this lease, the Lessee is to surrender to the Lessor the land and all improvements which it may have erected thereon during the term of the lease at no cost to the Lessor.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals this the day and year first above written.

This lease supersedes lease heretofore entered into between the parties on April 11, 1949.
In the presence of:

Azile C. Cope

W. H. Burgess
As to Lessor.

Nelle K. Hopkins (L. S.)
Individually & Executrix.
Lessor

Azile C. Cope
W. H. Burgess
As to Lessee.

BAKER MOTOR COMPANY, INC.
BY: *W. H. Burgess* Pres. (L.S.)
Lessee

We approve this Lease..

Drafton Hopkins
Julian D. Hopkins