

property of Gayley Mill and Mr. Eugene Stone that lies South of Highway 288, thence due South from this point to a point about 25' from Highway 288 thence South 80° East along Highway 288 to the starting point.

RENTAL: The Lessee shall pay to the Lessor a rental in the amount of Thirteen Hundred Dollars (\$1300.00), per year to be paid annually in advance, In the event of a cancellation or termination of this Lease by the Lessor as hereinafter provided, which shall become effective on a date other than the end of a Lease year, the Lessor shall refund to the Lessee any advance rent on a pro-rata basis. In the event of a partial termination by the Lessor, the rent shall be abated or reduced on an equitable basis. In this connection, the parties agree that the rental has been determined on the assumption of there being two hundred and sixty (260) acres of usable pasture land in the demised premises.

TERM: The term of this Lease shall be for a period of five years commencing on September ~~1st~~^{15th}, 1959 and terminating five (5) years subsequent to the date of the Lessee acquires possession of the premises. The right is expressly reserved or granted to the Lessor to terminate this Lease with respect to the entire premises or as to either Tracts A or B and C, Tracts B and C being considered one complete unit for the purposes of rent and privilege of cancellation. In the event of such cancellation, the Lessor shall give unto the Lessee twelve (12) months written notice, this provision not being applicable in the event of termination or cancellation as a result of any default by the Lessee.

MAINTENANCE: The land shall be properly maintained in accordance with the established practices of good husbandry in order to insure the maintenance of soil fertility and the present pasture grasses. The land shall be fertilized at least once a year with not less than the equivalent of five hundred pounds per acre of 3-12-12 fertilizer and one hundred pounds of ammonium nitrate per acre. The Lessee specifically agrees and stipulates that the pasture shall not be over grazed. The entire area shall be kept neat and shall be free and clear of trash and rubbish.

DEFAULT OR BREACH OF CONDITIONS: The default in any payment of rent or of any condition of this Lease by the Lessee which shall remain in effect one