

side of Valentine Street S. 22-52 E. 811.9 feet to the point of beginning.

The above described property is conveyed subject to easements and right-of-ways for electric power transmission and distribution lines, telephone and telegraph lines, water lines, sewer lines and the right-of-way for Sixth Street, all as shown on the aforementioned plat or as may be disclosed by an examination of the premises.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the grantee hereinabove named, its successors and assigns, subject, however, to the following agreement to which the grantee hereby agrees by accepting this deed:

1. The grantee agrees that if said property shall no longer be used for school purposes (which shall include athletic, recreational, and allied purposes) and the cessation of such use shall continue for twelve consecutive months, or if the grantee at any time desires to sell or dispose of said premises or any part thereof (in which case the grantee shall give to the grantor written notice of such desire) then in either of said events the grantor shall have the right, privilege and option to purchase said premises, or part thereof as the case may be, by paying the then fair value thereof, including improvements which may then be situated thereon, to be determined as herein provided; said right, privilege and option shall be exercised by the grantor within three months after the expiration of such twelve month period or the receipt of such notice, whichever first occurs, by the giving of written notice to the grantee of the grantor's desire to purchase the premises, or part thereof, as the case may be.

If either of said events shall occur and the grantor shall give notice of the exercise of its option to purchase said premises or part thereof, the grantor and the grantee shall agree upon the fair value thereof; if the grantor and the grantee are unable to agree, the fair value of the premises to be sold shall be established by three appraisers, one of whom shall be selected by the grantor, one by the grantee and the third by the two appraisers so chosen. The right, privilege and option of the grantor hereunder shall apply to all of the premises herein described and to any and all portions thereof which the grantee may from time to time desire to sell or dispose of, but the grantor shall not be required to purchase said premises, or part thereof, unless the fair value of the

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