

The leased property shall be that area bounded on the south by the railroad track and on the other three sides by a line running parallel with the sides of the aforescribed building 30 feet outside of said building. This lease shall also include easements for ingress and egress over existing driveways and further includes the right of access and use of the adjoining railroad track subject to the regulations of the G & N Railway Company

2. This lease shall be for a term of five years extending from the first day of March, 1967, through the last day of February, 1972.

3. The Lessee agrees to pay to Lessor the total sum of TEN THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$10,500.00) payable ONE HUNDRED SEVENTY FIVE AND NO/100THS DOLLARS (\$175.00) per month on or before the first day of each month during the term of the lease beginning on the first day of March, 1967, and continuing through the month of February, 1972.

4. If all terms and conditions of this agreement are fully complied with and all required monies paid, then at the end of the term, and for a period of sixty (60) days thereafter, Lessee shall have the option to purchase from Lessor at a price of \$1.00 the building which is the subject of this lease.

5. Lessee hereby accepts the premises as is and assumes full responsibility therefor during the term of this lease and agrees to maintain the premises, including the building, in good repair, agrees to maintain in effect a policy of fire and extended coverage insurance in an amount equal to the reasonable value of the improvements, agrees to pay all real

(Continued on next page)