

Beginning at an iron pin on the south bank of Reedy River - feet from the east edge of the extension of Cox Street, thence S $62\frac{1}{2}$ E. 22 feet across an alley to an iron pin; thence on the same degree 175 feet (total 197 feet) to a post oak; thence S $65\frac{1}{2}$ E. 101 feet to the bank of Reedy River; thence with the meanderings of Reedy River to beginning corner, containing $50\frac{1}{2}$ of an acre, more or less, according to a plat of the same ^{made} by J. N. Southern, D. S. on June 18, 1902.

The terms, conditions and covenants of this lease are as follows: The party of the first part agrees to make any and all improvements necessary to comply with the government regulations for the establishment ^{and maintenance} of a cannery factory for the canning of meats and other food stuffs. The parties of the second part grant to the party of the first part ^{the right} and privilege of making any and all necessary improvements to comply with such regulations; the party of the first part agreeing and covenanting that all work done and all repairs, alterations, renovations and any other remodeling performed by it during the life of this lease shall be done in a first class workman-like manner. The party of the first part to have the privilege of erecting on the property so leased any structures that are necessary for the furtherance, completion and performance of its canning program.

At the end of such lease, all permanent improvements shall revert and go to the parties of the second part. Such improvements shall not include, however, any equipment installed upon the property subject to this lease either attached or unattached - by the party of the first part. The party of the first part shall have the right to remove such equipment. However, any improvement which necessarily becomes a permanent part of the structure shall revert and go to the parties of the second part at the end of this lease.

It is especially understood and agreed between the parties hereto that this lease shall include all the building now located thereon and also a fifty-horse power vertical boiler. The party of the first part agrees to pay the parties of the second part a monthly rental of \$75 as a consideration for this lease, same to be paid monthly at the end of each monthly period; the parties of the second part agreeing that the party of the first part may deduct monthly from such rent no month to exceed the sum of \$35 during the first year, only the total sum of \$300; such sum to be used by the party of the first part in the permanent improvement of the building now located on the property so leased.

It is understood and agreed further between the parties hereto that at the termination of this lease all electric light globes used in said buildings and installed by the party of the first part therein shall revert to the parties of the second part.

Furthermore, it is agreed between the parties hereto that if so much time is needed to remove the equipment installed by the party of the first part at the termination of this lease, then the parties of the second part agree for a fifteen day extension, so that the party of the first part may remove such machinery. The party of the first part paying to the parties of the second part for such fifteen-day extension, or one half months rent.

The parties of the second part warrant to the party of the first part that they, the parties of the second part, have a clear and unencumbered title to the real estate, which