

edge of said county road S. 32-16 E. 82.4 feet to a point 100 feet distant from center line of said original main track (present spur track); thence in a southwesterly direction parallel with and at all points 100 feet southeast of center line of said single track, said line running by a curve to the right for a radius of 1373.57 feet for a distance of 200 feet; thence N. 43-40 W. for a distance of 77 feet to a point 23 feet from said original center line; thence in a northeasterly direction parallel with and at all points 23 feet southeastwardly from said original center line running by a curve to the left for a radius of 1296.57 feet for a distance of 217.4 feet to the point of beginning, containing 0.37 of an acre, more or less.

(2) To have and to hold the above described premises, including the improvements to be erected thereon, unto the Lessee for and during a term of ten (10) years beginning on the 1st day of April, 1953 and ending at twelve o'clock noon on the 1st day of April, 1963.

(3) The Lessee hereby agrees to pay to the Lessor for and during the aforesaid term of ten (10) years a rental of Forty-eight Thousand Dollars (\$48,000.00) payable in one hundred and twenty (120) equal monthly installments of Four Hundred Dollars (\$400.00) per month for the term of ten (10) years; said rent shall be paid monthly in advance on or before the 1st day of each and every lease month during said ten (10) year period.

(4) IT IS AGREED between the parties hereto that the Lessee shall have the option of continuing said lease from twelve o'clock noon on the 1st day of April, 1963 until twelve o'clock noon on the 1st day of April, 1973, a period of ten (10) years, at a rental of Forty-eight Thousand Dollars (\$48,000.00) payable in one hundred and twenty (120) equal monthly installments of Four Hundred Dollars (\$400.00) per month for the period of ten (10) years; said rent shall be paid monthly in advance on or before the 1st day of each and every lease month during said optional ten year period.