

Upon completion of all fences, the Lessor and Lessee shall agree in writing on the expenses and costs of said fencing. In the event of cancellation or termination by the Lessor, based on causes other than default or the breach of the conditions of this Lease by the Lessee, the Lessor will refund to the Lessee the unamortized portion of the authorized investment of the Lessee in said fence, credit being first given to the Lessor for the above stated rebate of the first year's rent.

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 month after written notice to the Lessee by the Lessor shall give the option to the Lessor to automatically terminate this Lease. The filing of any petition in bankruptcy or insolvency shall automatically terminate this Lease at the option of the Lessor.

EFFLUENCE: The Lessor shall not be responsible for any damage to the land, to live stock, or in any manner caused by effluence from the mill.

IN WITNESS WHEREOF The parties hereto have caused their hands and seals to be affixed the day and year first above written.

Gayley Mill Corporation,

WITNESS:

William J. Mann  
Frederic H. Buel

By: William J. Mann (SEAL)  
Lessor  
J. B. Buel (SEAL)  
Lessee