

shown on the plans to be approximately 102' 10" by 115'.

B. To execute and deliver to Dixie Home Stores, Inc. a lease of the Trust Property, including the building and other improvements to be constructed thereon, the term of the lease to be for a period of 15 years, at a rental of \$900.00 per month, such lease to be in the form and to contain the terms, provisions and conditions substantially as set forth in the form of lease hereto attached and marked Exhibit A.

C. In order to finance the construction of said building, and other improvements, as described in Paragraph 3A above, to borrow on a temporary basis, prior to construction or while construction is in progress, at not more than 6% interest per annum, an amount not exceeding \$87,575, and upon completion of said improvements, and in substitution of said temporary loan, to borrow on a 10 year repayment basis, an amount not exceeding \$87,575 with interest at not more than 4% per annum; and for such purposes to execute and deliver to the lender a promissory note or notes in his name as Trustee and to secure the payment thereof by a mortgage over the Trust Property and also, with respect to said 10 year loan, by an assignment of the lease.

D. It is understood and agreed that any and all notes given in connection with the financing of the construction of the building and improvements herein referred to, in addition to being signed by the Trustee, shall be signed by him individually and by each of the Parties of the Second Part.

E. To enter into any and all arrangements which may at any time become necessary or expedient in connection with the refinancing of the aforementioned loan or loans or renewal of any such notes and mortgages, and in connection therewith to execute and deliver any note or notes, signed