

Jewell and Ballentine Grocery Stores, Inc., dated the 6th day of April, 1955, that is to say Ballentine Grocery Stores, Inc., is to pay to the said A. J. Jewell and Mins. N. Jewell, their heirs, executors, administrators or assigns, the sum of Two Hundred and Fifty (250.00) Dollars on the 1st day of May, 1955, and the sum of Two Hundred and Fifty (250.00) Dollars on the 1st day of each and every month thereafter to and including the 1st day of June, 1970, it being understood that said ground rental is payable monthly in advance.

4. During the term of this lease Ballentine Grocery Stores, Inc., agrees to pay all property taxes assessed or to be assessed by any public authority against the improvements located upon the leased premises or which may be constructed thereon during the term of this lease.

5. In addition to the ground rental hereinafore provided Ballentine Grocery Stores, Inc., is to pay to Dalley & Lollis Construction Co., Inc., as a consideration for the construction of the building aforesaid and as a consideration for the releasing thereof herein of the portion of the premises hereir re-leased to Ballentine Grocery Stores, Inc., the aforesaid sum of One Hundred Eight Thousand (108,000.00) Dollars, said sum to be paid Six Hundred (600.00) Dollars on the 1st day of July, 1955, and the sum of Six Hundred (600.00) Dollars on the 1st day of each and every month thereafter during the fifteen (15) year term of this lease, said payments to be made monthly in advance.

6. During the term of this lease Dalley & Lollis Construction Co., Inc., its successors or assigns, may insure its separate interest in the building being erected, it being understood that the owners of the ground have the right by law if they desire to also separately insure their reversionary interest in the building.