

with the "TOPO PLAT" filed as Exhibit "A" hereto, and it is noted that the blue figures on said plat show the existing levels or surface of the ground before it is graded and that the figures in pencil show the levels and surface of the leased area required by this Contract and Lease Indenture after it is graded and surfaced with three inches of crusher run stone, and rolled, packed and bonded so as to provide a hard, durable, smooth rock surface, sloped and drained in accordance with said pencil figures on said "TOPO PLAT" and made suitable and adequate by the Parties of the First Part for the operation of the loaded motor freight transportation vehicles and equipment of the Party of the Second Part in the due course of its transportation business.

IV.

The Parties of the First Part, subject to the terms and conditions, requirements and covenants of this instrument, including but not limited to, Exhibits "A", "B" and "C" hereto, do hereby lease, let and demise, unto the said Party of the Second Part, its successors and assigns, the real estate hereinbefore described, the same to include the Terminal Building and all other improvements and facilities herein called for and referred to, when completed as herein required and made ready and suitable for the Lessee's purposes in the operation of its said business and when accented by the Lessee, all of which shall be not later than January 1, 1958 as aforesaid, upon the following terms, conditions, limitations and covenants, to wit:

1. The lease part of this Indenture shall commence on January 1, 1958, and shall continue for and during the term of ten (10) years thereafter, expiring of its own limitation at midnight on December 31, 1967, unless sooner terminated as hereinafter provided.

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