

Beginning at an iron pin on the west side of McDaniel Avenue at the southwest corner of McDaniel Avenue and a 20 foot driveway, said pin being 110.6 feet south from the southwest corner of the intersection of McDaniel Avenue and McBee Avenue, and running thence with the south side of said 20 foot driveway, S. 73-20 W., 68 feet to an iron pin; thence S. 73-20 E., 83 feet to the corner of the building abutting on the west side of McDaniel Avenue; thence with the west side of McDaniel Avenue, N. 1-28 E., 57.10 feet to the beginning corner.

Together with the right to the use of the 20 foot driveway lying on the north side of said lot leading west from the west side of McDaniel Avenue as a means of egress and ingress to and from said premises by the Lessee, its servants, agents, and customers; with the further right and privilege to use as a parking area that area 32 x 56 feet lying immediately in the rear of the lot above described.

TO HAVE AND TO HOLD said premises unto the Lessee, its successors and assigns, for a term of five (5) years, commencing October 1, 1960, and ending on September 30, 1965.

2. In consideration for the use of said premises for said term the Lessee agrees to pay to the Lessor the sum of Ten Thousand Five Hundred (\$10,500.00) Dollars, payable in equal successive monthly installments of One Hundred Seventy-five (\$175.00) Dollars per month in advance, commencing October 1, 1960, and continuing on the 1st day of each and every month thereafter through September, 1965. It is agreed that said monthly rental payments may be made by the Lessee directly to GUY B. FOSTER in discharge of the Lessee's obligation to the Lessor and the Lessor's obligation under its lease with said GUY B. FOSTER.

3. Upon the conclusion of the term as above stated, ending September 30, 1965, the Lessee shall have the option, at its election, upon ninety (90) days advance notice in writing to the Lessor prior to the expiration of the initial term of this lease, to renew and extend the term of said lease for an additional period of five (5) years at a rental of Ten Thousand Five Hundred (\$10,500.00) Dollars,

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