

stake on Westfield Street, and thence with said Street, S. 18-20 W. 54 feet to the beginning corner, adjoining lots of W. B. Anthony, James Rutledge and others.

AND, ALSO:

BEGINNING at a stake on Westfield Street, formerly Mrs. Connie C. Gower's corner, and running thence with her line N. 67½ W. 280 feet to a stake on Douthit Alley; thence with said Douthit Alley, N. 18½ E. 45 feet to a stake; thence S. 67½ E. 280 feet to a stake on Westfield Street, and thence S. 18½ W. 45 feet to the beginning.

This being the property presently occupied by Sitton Buick Company.

TO HAVE AND TO HOLD UNTO the said Lessee for the term of thirty-six (36) months, beginning June 1, 1962 and ending May 31, 1965.

The Lessee agrees to pay to the Lessor, as rental on said premises during the term of said Lease, the sum of FORTY-FIVE THOUSAND, THREE HUNDRED SIXTY (\$45,360.00) DOLLARS, payable \$1,260.00 in advance on the first day of each calendar month.

The Lessee agrees to take the building just as it is and to make, at its own expense, any additions, alterations, changes or improvements which may be necessary to render the building suitable for its purposes. The Lessee shall have the right to make such minor alterations, changes or improvements in such parts of the building as it finds necessary for its purpose, at its own expense. Before making any major or structural additions or alterations which might injure the building or property, the Lessee shall secure the written consent of the Lessor thereto.

The Lessee will, at its own expense, make all repairs and renewals necessary or advisable to keep such premises both inside and outside and all additions thereto from deteriorating in value or condition and the Lessor shall be absolutely exempt from making