

BEGINNING at a point on the East side of South Main Street which point is 55 feet South of the Southeast corner of the intersection of South Main Street and East McBee Avenue and which point is also the joint corner of the property of Norris Brothers and Mills; thence along the joint line of Norris Brothers and Mills, S. 70-01 E., 120 feet 9½ inches to a point at the rear of the Mills property, thence along the joint line of the Norris Brothers and Mills property N. 20-49 E., 55 feet and 7 inches to a point in the Southern edge of East McBee Avenue; thence along the Southern edge of East McBee Avenue, S. 70-20 E., approximately 22 feet to a point which is the Western boundary of the property described as Parcel No. 1 above; thence along the joint line of the within property and the property described in Parcel No. 1 above, approximately 101 feet to a point in the line of the property now or formerly owned by Davenport; thence N. 69-57 W., approximately 143 feet to the Eastern side of South Main Street; thence along the Eastern edge of South Main Street, N. 20-39 E., 46 feet ½ inch.

TO HAVE AND TO HOLD the said demised premises to the Tenant for a term of five (5) years, beginning on the 1st day of October, 1963, and ending on the 30th day of September, 1968, at a rental in the amount hereinafter provided.

The Landlord covenants that actual possession of Parcel 1 above described shall be delivered to the tenant on October 1, 1963, and possession of Parcel 2 above described shall be delivered to the Tenant as soon as the Landlord has filled in this property so that it is brought up at the front to the sidewalk level of South Main Street and gradually slopes back to the level existing at the rear of the lot and covered with a good grade of asphalt paving, which shall be not later than November 1, 1963.

In consideration of the demise and lease of the premises aforesaid by said Landlord, the Tenant stipulates, covenants and agrees to pay to the Landlord as rental for Parcel 1 hereinabove described, the sum of Twenty-four Thousand (\$24,000.00) Dollars payable in sixty (60) installments of Four Hundred (\$400.00) Dollars each in advance on the first day of each month during the continuance of the term of this lease, and to pay to the Landlord as a rental for Parcel 2 hereinabove described, the