

to lease the reduced area, in which event the lease rental shall be reduced proportionately. The parties shall then execute an amendment of this lease to correct the description and reduce the rental.

(d) Lessor shall furnish to lessee within ten (10) days after written notice from lessee and at lessee's expense a complete abstract of title showing marketable fee simple record title in lessor or, with lessee's written consent, an owner's title insurance policy in a title insurance company acceptable to lessee, showing a good and marketable fee simple record title to said property to be vested in lessor. The abstract, or title insurance policy, shall show said premises to be free from all tenancies, liens, easements, encumbrances and restrictions, as agreed. Lessee shall have sixty (60) days from receipt of said abstract, or policy, in which to accept title or notify lessor of such objections thereto as lessee's attorney may have. If any objections to said title are made by lessee's attorney, lessee shall notify lessor, and then lessor shall have thirty (30) days from the date of receipt of such objection, in writing, in which to correct them and show a good and marketable fee simple title in lessor, as contracted herein. Lessee shall have sixty (60) days after receipt of curative matter in which to accept or reject same.

(e) Lessee shall not be required to account to lessor for the salvage value of said improvements nor for the manner of removal of said buildings from said premises.

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The term of this lease is for a period of ten (10) years next ensuing from the date of completion of the buildings and improvements. The effective date of this lease shall be established by written notice by lessee to lessor advising that said buildings and improvements have been completed. Lessee shall pay to lessor during said ten (10) year term Two Hundred Seventy Five and no/100 Dollars (\$275.00) per month payable monthly in advance, Two Hundred Dollars (\$200.00) per month of said rent shall apply as rent on the land described in Parcel #1 hereof and Seventy Five Dollars (\$75.00) per month shall apply as rent on Parcel #2.

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