

TERM OF
LEASE

TO HAVE AND TO HOLD the above described land, together with all appurtenances thereunto belonging, unto Lessee for a term of ~~fifty (50)~~ ^{See (s) 94} years, commencing as of the 31st day of December, 1973, and ending on the thirty-first day of December, ~~2023~~ ^{1978 94}, subject to the covenants, terms, conditions and provisions thereof.

BUILDINGS,
IMPROVE-
MENTS

Lessee shall have the right, at its own cost and expense, to construct on the demised premises such buildings, parking areas, driveways, walks, gardens, and other improvements related to the use purposes of the demised premises as stated herein as Lessee shall determine, provided that the same shall be in compliance with all then applicable building codes, ordinances, statutes and governmental regulations.

RENTS

Lessee covenants and agrees to pay to the Lessor as rent for the demised premises, without offset or deduction and without previous demand, the following rental payments in advance:

For the period beginning December 31, 1973, and ending December 31, 1975, the sum of Two Hundred Fifty Dollars (\$250.00) payable at the time of the execution of this lease. For the period beginning January 1, 1976, and ending December 31, ~~2023~~ ^{1978 94}, a minimum yearly rental of Forty Thousand Dollars (\$40,000.00), payable in advance on January 1, 1976, and a like amount on January 1st of each and every calendar year thereafter.

RENTS NET TO
LESSOR

It is the intention of the parties that all rentals payable hereunder shall be net to the Lessor so that this lease shall yield to the Lessor the net annual rental specified herein during the term of this lease and that all costs, expenses, and obligations of every kind and nature whatsoever

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