

reducing the lot leased to Tenant to a lot fronting approximately one hundred twenty-five (125) feet deep. This right to terminate shall be exercised by Landlord giving to Tenant written notice of such termination, and will become effective thirty (30) days after such notice, with the Landlord furnishing adequate access to Pleasantburg Drive for said 125 foot lot if same has not already been provided. Upon the exercise of such right by Landlord, the Tenant rent will be reduced \$6,435.00 per year and \$536.25 per month with the date the reduction becomes effective and the rent for the option period would be reduced from \$2,430.00 per month to \$1,893.75 per month.

ARTICLE XXXVI - REAL ESTATE TAXES

Section 36.01 The tenant will pay the real estate taxes on the demised premises during the term of the Lease except for the year 1977, for which year the Tenant will pay said taxes less \$202.54. In the event the Landlord reduces the size of the demised premises, then, in such an event, the Tenant shall thereafter pay only 5/8 of the real estate taxes and such taxes shall be pro-rated on such basis for a partial year if lot size reduced during year with Tenant's obligation for taxes being reduced 15/40 for taxes allocated to the remaining portion of the year. The taxes shall also be pro-rated for partial year during the last year of Lease.

IN TESTIMONY WHEREOF, said parties of the First Part and the said Party of the Second Part have executed this Lease on the 30 day of June, 1977.

WITNESSES:

Steven H. Park  
Jenimaine Sowers  
Steven H. Park  
Jenimaine Sowers  
Steven H. Park  
Jenimaine Sowers  
Steven H. Park  
Jenimaine Sowers

LANDLORDS:

Harold H. Park  
HAROLD H. PARK  
Patricia Park  
PATRICIA PARK  
Eugene S. Wiggins  
EUGENE S. WIGGINS  
Jeanine S. Wiggins  
JEANINE S. WIGGINS

WIGGINS AND STEEN  
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224 WATER STREET  
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