

One Hundred Twenty Thousand (\$120,000.00) Dollars payable in equal monthly installments of Ten Thousand (\$10,000.00) Dollars each commencing on the first day of July, 1981 and on the first day of each month thereafter through the entire term of the Lease.

2. Tenant shall pay all maintenance, utilities, insurance and taxes on the premises.

3. Owner grants to Tenant an option to renew this Lease for three (3) additional five (5) year intervals which option must be exercised not more than thirty (30) days nor less than fifteen (15) days from the expiration date of the original term of this Lease or the term of any option which may be in existence. In the event of the exercise of any option, an adjustment in the rental shall be made which shall reflect the changes in the Department of Labor Cost of Living Index which shall have occurred between July 1, 1981 and the date on which such renewal or option shall be sought.

4. Tenant agrees to maintain premises as received on or about July 1, 1981 with good tenant housekeeping practices and to deliver same to Owner at the conclusion of this Lease, reasonable wear and tear accepted.

EXECUTED this 19th day of February, 1981.

Attest:

Wale McLees  
Secretary

McLees, Inc. (Owner)

By: Jimmy McLees  
President

Attest:

Wale McLees  
Secretary

Golden Lanes, Inc. (Tenant)

By: Jimmy McLees  
President

David L. Bell  
Witness

James D. Long  
Witness