

southwesterly parallel to and 10/4 feet perpendicularly distant in a southeasterly direction from the center line of engine track of said Railway Company 300 feet; thence southeasterly along the northerly production of the east line of Boulder Avenue 122.5 feet, thence northwesterly parallel to and 8.5 feet perpendicularly distant in a northwesterly direction from the center line of industry track 210 feet, thence southeasterly at right angles to last described course 14.8 feet; thence northeasterly along the southerly right of way line of said railway company 90 feet to the point of beginning, containing 53,112 square feet, more or less.

Tracing No. 18596-259.

the location and a more accurate description thereof are shown by the plat thereof hereto attached, marked "Exhibit A" and made a part hereof, from the 18th day of August, 1922, to the 18th day of August, 1947, a period of twenty five years (25) provided, that lessee shall have the right to renew this lease at the expiration of said twenty five (25) years, for an additional term of twenty five (25) years upon such terms and conditions as lessor may at that time provide, with the distinct understanding that if lessee desires to exercise the right to renew this lease at its expiration, lessee shall give to lessor six (6) months notice in writing of lessee's intention so to do.

2. The lessee agrees to pay to lessor as rent for said demised premises, the sum of four thousand, five hundred dollars (\$4,500.00) per annum, payable quarterly, in advance, the first payment to be made upon the execution of this agreement, and the lessor shall have and is hereby given, a lien upon all buildings and structures erected on the demised premises to secure the payment of the rental herein reserved.

3. The abandonment of the above described premises, by the lessee, shall operate as an absolute termination of this lease; and the failure of the lessee to occupy and use the same for the purpose or purposes herein mentioned, or the use of the same for any purpose or purposes not herein mentioned, for thirty days (30) at any time, shall be deemed an abandonment thereof.

4. It is further agreed that said leased premises shall be used and occupied exclusively as a location for an automobile agency, assembling, building and repairing automobiles and storage, and in case of any other use of said premises by the lessee, the lessor may declare this lease terminated, and may reenter and take possession of said leased premises without being required to give notice thereof, with or without process of law; the lessee agrees that all provisions of law or ordinance applicable to such use shall be fully observed; and will not do, nor permit to be done, upon or about said premises, any thing forbidden by law or ordinance or the rules and regulations of the said lessor, now in force or which may hereafter be adopted.

5. This lease is made by lessor and accepted by lessee with the distinct understanding that if the bills for annual rental shall not be paid within thirty days (30) after the presentation thereof to lessee, such failure on the part of the lessee to pay such bills within the time specified thirty (30) days from the date of the presentation thereof to lessee, shall automatically operate as cancellation of this lease.

6. It is further agreed that if any fine, judgment, lien, penalty or forfeiture shall accrue upon said premises, to the damage or injury of the said lessor, or to said leased property, then in that event the said lessee does hereby agree to hold harmless