

2. The term of this lease shall be fifteen (15) years commencing on the 1st day of July, 1955, and ending on the 30th day of June, 1970.

3. The party of the second part agrees to pay to Ballentine Grocery Stores, Inc., only for the said parking lot privileges and as ground rent for the 40' x 100' lot hereinabove described the sum of Nine Thousand (\$9,000.00) Dollars, said sum to be paid Fifty (\$50.00) Dollars on the 1st day of July, 1955, and Fifty (\$50.00) Dollars on the 1st day of each and every month thereafter to and including the 1st day of June, 1970, it being understood that said rental is payable monthly in advance.

4. During the term of this lease the party of the second part may construct upon the 40' x 100' lot herein leased a building erected in accordance with the terms and provisions of the lease of A. J. Jewell and Kina M. Jewell to Ballentine Grocery Stores, Inc., dated April 6, 1955, it being understood, however, that any building so erected must be left on the premises and that the same shall after the expiration of said lease dated April 6, 1955, to-wit, on and after June 30, 1970, become the property of A. J. Jewell and Kina M. Jewell.

5. The party of the second part may sublease the lot herein leased and any building constructed thereon and the parking lot privileges herein granted for use in connection therewith, but the party of the second part shall remain liable to Ballentine Grocery Stores, Inc., its successors and assigns, for the payment promptly when due of the monthly rental herein provided.

6. The premises may not be used for any business purpose inconsistent with the terms of the lease of A. J. Jewell and Kina M. Jewell to Ballentine Grocery Stores, Inc., dated April 6, 1955.