

loading and unloading freight, parking areas and other facilities to be located on said property above described as the same are shown on a certain "TOPO PLAT" thereof dated September 5, 1957, identified by the signatures of the parties hereto, designated as Exhibit "A" hereto and made a part hereof; and, upon said Terminal Building, terminal grounds and other facilities being completed according to said plans and specifications, conditions, terms and provisions of this Contract, and accepted by the Party of the Second Part, to lease the entire property, both the new Terminal Building and facilities and the real estate above described upon which the same are to be erected, to the Party of the Second Part, its successors and assigns, upon the terms and conditions hereinafter set forth, and to that end this instrument is executed.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements by and between the respective parties hereto, each with the other, and other good and valuable considerations hereby acknowledged, said parties, respectively, do hereby agree, contract and covenant, each with the other, as follows, to wit:

I.

That the Parties of the First Part shall, as soon as reasonably possible, and not later than January 1, 1958, grade and drain said terminal grounds as shown on Exhibit "A" hereto, erect, build and complete on said terminal real estate above described containing 5.51 acres as aforesaid, all to be done at the sole cost and expense of the Parties of the First Part, a Terminal Building and Warehouse, with entrance, driveways, docks, parking areas and other facilities as shown on two sheets of Plans and Specifications, both being identified by the