

BEGINNING at a point on the southern side of East McBee Avenue at the joint front corner of Disposal Parcels No. 7 and 7-A and running thence along the common line of said Parcels, S 17-04 W 403 feet to an iron pin; thence N 73-03 W 212.2 feet to an iron pin on the eastern side of the Church Street via-duct; thence along the right of way line of said via-duct, N 25-42 E 101.1 feet to an iron pin; thence continuing along said right of way, N 17-04 E 302.1 feet to an iron pin at the southeastern corner of the intersection of the Church Street via-duct and East McBee Avenue; thence along the southern side of East McBee Avenue S 73-20 E 197 feet to the point of beginning.

TERM - SECTION TWO

The term of this lease shall be for ten years, beginning on the date of execution of this instrument and ending ten years thereafter, provided, however, lessee shall commence its activities and programs in a reasonable manner not later than Ninety (90) days from the date it is permitted to occupy the premises. Lessee shall be entitled, at its election, to two successive extensions of the original term, each of five years duration, exercisable during the last year of an expiring term, under the same terms and conditions as herein set forth, provided the original structure and any additions thereto are at such time in a condition which permits continued use by the Lessee and public for at least the duration of such extension.

CONSIDERATION AND CANCELLATION - SECTION THREE

The total rent for the initial term and any extensions, unless by mutual consent renegotiated, shall be One Dollar (\$1.00) per year, which Lessee shall pay to the Lessor without deductions or offset at such place as may be designated from time to time by Lessor. In addition, use of any improvements or adjacent property areas on such premises shall be open to the general public on a reasonable basis at such times as are at the discretion of the Lessee and afforded for public meetings and activities at all reasonable times consistent with Lessee's own needs and use, provided lessee's use shall be only consistent with and pursuant to the aims and objectives of its Charter, Bylaws and Constitution as adopted and revised on the date of this agreement, attached hereto and incorporated by reference, as Exhibit One (1), or as permitted by the prior consent of Lessor under Section Seven. Provided, however, such use by Lessee shall be in accordance with the covenants hereinabove set forth which are included not by way of recitation but in specific recognition of them as the consideration for Lessors' entering into this agreement.

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