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Jeanine Perry
Lucas County Recorder LEASE

STORAGE LEASE

This Storage Lease made and entered into this 2nd day of July, 2009 (the "Effective Date"), by and between Ancient Accepted Scottish Rite, Valley of Toledo, an unincorporated association, having its principal office at 1720 Indianwood Circle, Suite E, Maumee, Ohio 43537, ("Scottish Rite" or "Lessee"), and Stranahan Theater Property Holdings, LLC, an Ohio limited liability company, having its principal office at 4645 Heatherdowns Boulevard, Toledo, Ohio 43614, ("Stranahan" or "Lessor").

RECITALS:

WHEREAS, Scottish Rite owns certain real estate located at the corner of Cass Road and Heatherdowns Boulevard in the City of Toledo, Lucas County, Ohio, comprised of approximately fifty-five acres (55) of real estate (the "Property");

WHEREAS, Scottish Rite leased to Stranahan a portion of the Property upon which the Stranahan Theater (the "Theater") and the Great Hall are located (the "Leased Premises") under a certain 99 Year Lease Agreement (the "Lease"). The Lease was filed for record on November 17, 1967 as Volume H3, Page 539 of the Lucas County, Ohio Record of Leases. A complete legal description of the Leased Premises is attached hereto as Exhibit "A";

WHEREAS, Article III(5) of the Lease reserves to Scottish Rite exclusive possession and use of certain storage areas within the Theater and the Great Hall, as follows:

"5. Insofar as it is contemplated that the Lessor, and other Masonic Bodies, will be frequent users of the facilities of the Lessee, the Lessee agrees to provide in its facilities adequate storage space for Degree work equipment, stage scenery and equipment, and for robes used in said Degrees. Such storage space shall be provided without charge and such shall be subject to control of the Lessor."

WHEREAS, pursuant to the Lease, Stranahan provided Scottish Rite certain storage space and access within the Theater and the Great Hall consisting of wardrobe and wig rooms and storage of stage properties and backdrops;

WHEREAS, the Leased Premises is to be transferred to Stranahan by Scottish Rite pursuant to a General Warranty Deed and the Lease is to be terminated by the parties pursuant to a Lease Termination Agreement, both executed of even date herewith; and

WHEREAS, Stranahan and Scottish Rite have agreed that Scottish Rite shall continue to enjoy the benefit of the prior storage rights at the Theater and the Great Hall under the Lease as more fully set forth below.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties promise, covenant and agree as follows:

(1) DESCRIPTION OF PREMISES.

Lessor hereby leases, and Lessee hereby takes, subject to the terms and conditions herein, a portion of the Leased Premises (the "Premises") at the Theater and the Great Hall consisting of the existing storage area of wardrobe, wigs and stage properties identified on Composite Exhibit "B" attached hereto (the "Storage Rooms").

(2) TERM OF LEASE.

The term of this Lease (the "Term") shall commence on the Effective Date and continue until the date which is thirty (30) days after the first to occur of any of the following events (the "Termination Date"):

- (i) failure by Lessee to rent the Theater for any purposes at least once during any six (6) year period;
- (ii) merger, dissolution, reorganization or termination of the existence of Lessee; or
- (iii) physical destruction of the Theater or the permanent cessation of business operations of the Theater.

(3) RIGHTS GRANTED.

(a) Exclusivity of Use. Lessee, its agents, employees, and members are granted the exclusive right to use the Storage Rooms during the Term of this Lease.

(b) Right of Lessee to Access Premises. Lessee shall have access to the Storage Rooms at no cost during the normal business hours of the Theater between the hours of 9:00 a.m. and 5:00 p.m. Additionally, upon receipt of written request, Lessor shall make reasonable accommodations for Lessee to access the Premises, and at Lessee's expense for Lessor's actual cost for Lessor's employees to open and close the Theater, if access is requested by Lessee during non-business hours, during the forty-eight (48) hours before a Theater rental by Lessee is scheduled to commence. Notwithstanding the foregoing, Lessee shall not be entitled to access the Premises at any time that might interfere with any third-party's rental of the Theater, the determination of which is left to the reasonable discretion of Lessor.

(4) RENTAL.

No rental shall be due from Lessee under this Lease.

(5) CONDITION OF PREMISES.

Lessee acknowledges that it has inspected or had the opportunity to inspect the Premises and accepts the Premises in an "as is" condition. As of the Effective Date, all of Lessee's Backdrops are stored in the fly loft.

(6) REPAIRS AND MAINTENANCE.

Lessor shall make all necessary repairs and perform any maintenance on the Storage Rooms not specifically required by this paragraph (6) to be performed by Lessee. Lessee shall make all necessary non-structural repairs to the interiors of the Storage Rooms at its sole cost. Lessee shall not make or perform any repairs or maintenance to the Storage Rooms without the express consent of Lessor, which shall not be unreasonably withheld.

(7) INSURANCE.

Lessor shall maintain and continue public liability and casualty insurance coverage in amounts with coverages, additional insureds and in amounts not less than those maintained by Lessor for the Theater and the Great Hall on the day before the Effective Date.

(8) ALTERATIONS.

Lessee has made improvements to the Storage Rooms in the past and may further modify or alter the Storage Rooms with the consent of Lessor which shall not be unreasonably withheld. All modifications and alterations shall be paid for by Lessee, and, except for movable fixtures and equipment, shall be surrendered with the Premises as a part thereof at the termination of the Lease.

(9) DAMAGES TO PERSONAL PROPERTY.

Any personal property shall remain on the Premises at the sole risk of Lessee, and Lessor shall not be liable for any damage thereto except on account of its gross negligence or willful misconduct.

(10) DAMAGE OR DESTRUCTION BY FIRE OR OTHER CASUALTY.

If the Theater is so damaged by fire or other casualty as to be rendered untenable for the purpose of transacting Lessor's ordinary business, Lessor may elect not to repair, restore or rehabilitate the Premises. If Lessor elects not to repair, restore or rehabilitate the Premises, this Lease shall terminate. If Lessor elects to repair, restore or rehabilitate the Premises, this Lease shall not terminate. Lessor shall not be required to repair or rebuild any of Lessee's personal property, furniture, fixtures or equipment located in the Premises.

(11) WAIVER OF SUBROGATION RIGHTS.

Lessor and Lessee do hereby waive any and all right of recovery, claim, action or cause of action against the other, their respective agents, officers and employees, for any loss or damage that may occur to the Premises for which insurance (permitting waiver of liability and containing a waiver of subrogation) is carried by the party at the time of such loss or damage, regardless of cause or origin, including the negligence of the parties hereto, their respective agents, officers, employees and members.

(12) DEFAULT.

If Lessee shall materially default on any of the covenants, agreements, stipulations or conditions herein, and such violation or default shall continue for at least thirty (30) days after written notice of such violation or default, then it shall be optional for Lessor to declare the Lease forfeited and said term ended, and to reenter the Premises without legal process.

(13) CONDEMNATION.

(a) The term "condemnation" as used in the Lease shall mean the exercise of the power of eminent domain by any person, entity, body, agency or authority and the date of condemnation shall mean the day on which the actual physical taking of possession pursuant to the exercise of said power of eminent domain, or private purchase in lieu thereof, occurs, or the date of settlement or compromise of the claims of the parties thereto during the pendency of the exercise of said power, whichever first occurs, and property is deemed "condemned" on said date.

(b) In the event the entire Premises are taken, or so much thereof are taken, that in Lessor's opinion, the Premises are no longer suitable for use as a theater, then this Lease shall terminate at the election of Lessor on the date of condemnation.

(c) Lessor shall be exclusively entitled to receive and retain any awards and portions and portions of lump sum awards including severance damages, if any, as may be awarded in any condemnation proceedings. Termination of this Lease pursuant to this paragraph shall not affect the rights of the respective parties to such awards.

(14) ASSIGNMENT AND SUBLETTING.

Lessee shall not (a) assign this Lease or any interest hereunder, (b) sublet the Premises or any part thereof; or (c) permit the use of the Premises by any person other than Lessee, its agents, officers, employees or members.

(15) QUIET ENJOYMENT.

For so long as Lessee is not in default of any of the terms hereunder, Lessor

covenants and agrees with Lessee that Lessee may peaceably and quietly enjoy the Premises hereby leased.

(16) COVENANT AGAINST LIENS.

Nothing in this Lease shall authorize Lessee to, and Lessee shall not, do any act which will in any way encumber the title of Lessor in and to the Premises, nor shall the interest or estate of Lessor in the Premises be in any way subject to any claim whatsoever by virtue of any act or omission of Lessee. Any claim to a lien upon the Premises arising from any act or omission of Lessee shall be valid only against Lessee and shall in all respects be subordinate to the title and rights of Lessor, and any person claiming through Lessor, in and to the Premises. Lessee shall remove any lien or encumbrance on its interest in the Premises within (10) days after it has arisen; provided, however, that Lessee may in good faith contest any such item if it notifies Lessor in writing thereof and posts a bond or other adequate security with Lessor.

(17) INDEMNIFICATION.

(a) Lessee shall indemnify Lessor against and hold it harmless from any and all liabilities, obligations, damages, penalties, claims, costs and expenses, including reasonable attorneys' fees, paid or incurred as a result of or in connection with i) Lessee's use or occupancy of the Premises, ii) any breach by Lessee, or any of its agents, contractors, employees, customers, invitees, or licensees, of any covenant or condition of this Lease, or iii) the carelessness, negligence or improper conduct of Lessee, or any of its contractors, employees, customers, invitees, licensees, agents, officers or members. If any action or proceeding is brought against Lessor by reason of any such claim, Lessee, upon written notice from Lessor, will, at Lessee's expense, resist or defend such action or proceeding by counsel approved by Lessor in writing. Lessee waives all immunity from suit under Ohio's Workers' Compensation Laws and the Ohio Constitution to the extent necessary to fully indemnify Lessor hereunder.

(b) Lessee shall bring, keep or let property upon the Premises solely at its own risk, and Lessor shall not under any circumstances be liable for any damages thereto or any destruction or theft thereof. Lessee shall maintain a policy of insurance against risk of loss from any cause whatsoever to all such property, and, in addition, to the full extent of its replacement cost, which policy of insurance shall contain a clause or endorsement under which the insurer waives, or permits the waiver by Lessee of, all right of subrogation against Lessor, and its agents, employees, customers, invitees, guests, or licensees, with respect to losses payable under such policy.

(18) LESSEE'S DUTIES ON TERMINATION OF LEASE; SURRENDER OF POSSESSION.

(a) Upon the expiration or termination of this Lease, Lessee shall leave the Storage Rooms in a "broom clean" condition.

(b) This Lease shall cease at the end of the Term without the necessity of notice

from either Lessor or Lessee to terminate. If Lessee shall fail to or refuse to surrender possession of the Premises to Lessor upon termination or expiration of this Lease, Lessor may reenter the Premises and dispossess all persons and effects therefrom, using such force as may be necessary. Lessor shall also be entitled to such other remedies as may be provided it by law or in equity.

(19) GOVERNING LAW.

This Lease shall be governed by and construed in accordance with the laws of the State of Ohio.

(20) SUBORDINATION; ATTORNMEN; ESTOPPEL CERTIFICATE.

(a) This Lease shall, at the option of Lessor or its lenders, be subject and subordinate to the interest of the holders of any notes secured by mortgages on the Premises, now or in the future, and to all ground or underlying leases and to all renewals, modifications, consolidations, replacements and extensions thereof. Lessee shall execute such documents as may be reasonably required by Lessor or any mortgagee to affirm or give notice of such subordination and Lessee shall be entitled to receive the customary nondisturbance agreement from each such lender whereby the lender agrees to recognize Lessee's rights under this Lease following foreclosure so long as Lessee is not in default hereunder.

(b) Upon request of the holder of any note secured by a mortgage on the Premises, Lessee shall agree in writing that no action taken by such holder to enforce said mortgage shall terminate this Lease or invalidate or constitute a breach of any of its provisions, and Lessee shall attorn to such mortgagee, or to any purchaser of the building or the Premises at any foreclosure sale, or sale in lieu of foreclosure, for the balance of the term on all the terms and conditions herein contained. All persons affected thereby shall execute such documents necessary to affirm or give notice of such attornment.

(21) ENVIRONMENTAL.

Lessee shall not knowingly use, generate, release, discharge, store or dispose of any Hazardous Materials (as defined herein), in connection with the Leased Premises. Subject to the foregoing, the term "Hazardous Materials" shall mean any substance, material or waste which is or becomes regulated by any governmental authority including, but not limited to (a) petroleum; (b) friable or nonfriable asbestos; (c) polychlorinated biphenyls; (d) those substances, materials or wastes designated as a "hazardous substance" pursuant to Section 311 of the Clean Water Act or listed pursuant to Section 307 of the Clean Water Act or any amendments or replacements to these statutes; (e) those substances, materials or wastes defined as a "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recovery Act or any amendments or replacements to that statute; and (vi) those substances, materials or wastes defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response Compensation and Liability Act, or any amendments or replacements to that statute or any other similar statute, rule, regulation or ordinance now or hereafter in effect. Lessee shall be solely liable and responsible for any spill, deposit, emission, disposal, release, generation, transportation, leakage, handling,

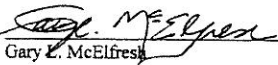
management, storage, potential or actual impacts or contamination by Hazardous Materials on the Premises which occurs following the Effective Date.

(22) RECORDING.

Lessor and Lessee agree that this Lease shall not be recorded but that at the request of either party a memorandum thereof shall be prepared and recorded at the expense of the requesting party. If this Lease is terminated then Lessor may sign and record an Affidavit on Facts Relating to Title setting forth the termination of this Lease, which shall evidence the termination of Lessee's rights under this Lease.

The parties have executed this Storage Lease in duplicate.

Ancient Accepted Scottish Rite, Valley of Toledo,
an unincorporated association

By: 
Gary L. McElfresh

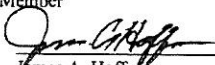
Its: Executive Secretary

Date: July 2, 2009

Stranahan Theater Property Holdings, LLC
an Ohio limited liability company

By: Stranahan Theater Trust formerly
known as Masonic Toledo Trust

Its: Sole Member

By: 
James A. Hoffman

Its: Duly Authorized Trustee

Date: July 2, 2009

STATE OF OHIO)
) ss:
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me this 2nd day of July 2009, by Gary L. McElfresh, as Executive Secretary of Ancient Accepted Scottish Rite, Valley of Toledo, an unincorporated association.

(SEAL)



PAULA VORISEK
Notary Public - State of Ohio
My Commission Expires Oct 20, 2012

Paula Vorisek
Notary Public
My Commission Expires: _____

STATE OF OHIO)
) ss:
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me this 2nd day of July 2009, by James A. Hoffman, as duly authorized trustee of Stranahan Theater Trust formerly known as Masonic Toledo Trust, Sole Member of Stranahan Theater Property Holdings, LLC, an Ohio limited liability company on behalf of the limited liability company.

(SEAL)

Paula Vorisek
Notary Public
My Commission Expires: _____



PAULA VORISEK
Notary Public - State of Ohio
My Commission Expires Oct 20, 2012

Prepared by Eastman and Smith

Exhibit A
Legal Description

All of that part of the Northeast quarter (1/4) of Section 25, Town 2, of the United States Reserve of twelve miles square at the foot of the rapids of the Miami of Lake Erie, in the City of Toledo, Lucas County, Ohio, bounded and described as follows:

BEGINNING at a point in the northerly line of the said Section 25 (center line of Heatherdowns Boulevard), which point is distant easterly 827.17 feet from the northwest corner of the said Northeast quarter (1/4) of Section 25; thence southerly, along a line drawn normal to the said northerly line of Section 25, a distance of 860. feet; thence easterly, along a line drawn parallel to the said northerly line of Section 25 a distance of 430. feet; thence northerly along a line drawn normal to the said northerly line of Section 25, a distance of 190. feet; thence easterly along a line drawn parallel to the said northerly line of Section 25, a distance of 600. feet; thence northerly, along a line drawn normal to the said northerly line of Section 25, a distance of 670. feet to a point in the said northerly line of Section 25; thence westerly, along the said northerly line of Section 25, a distance of 1030. feet to the place of beginning; containing 17.489 acres of land, more or less, subject to legal highway.

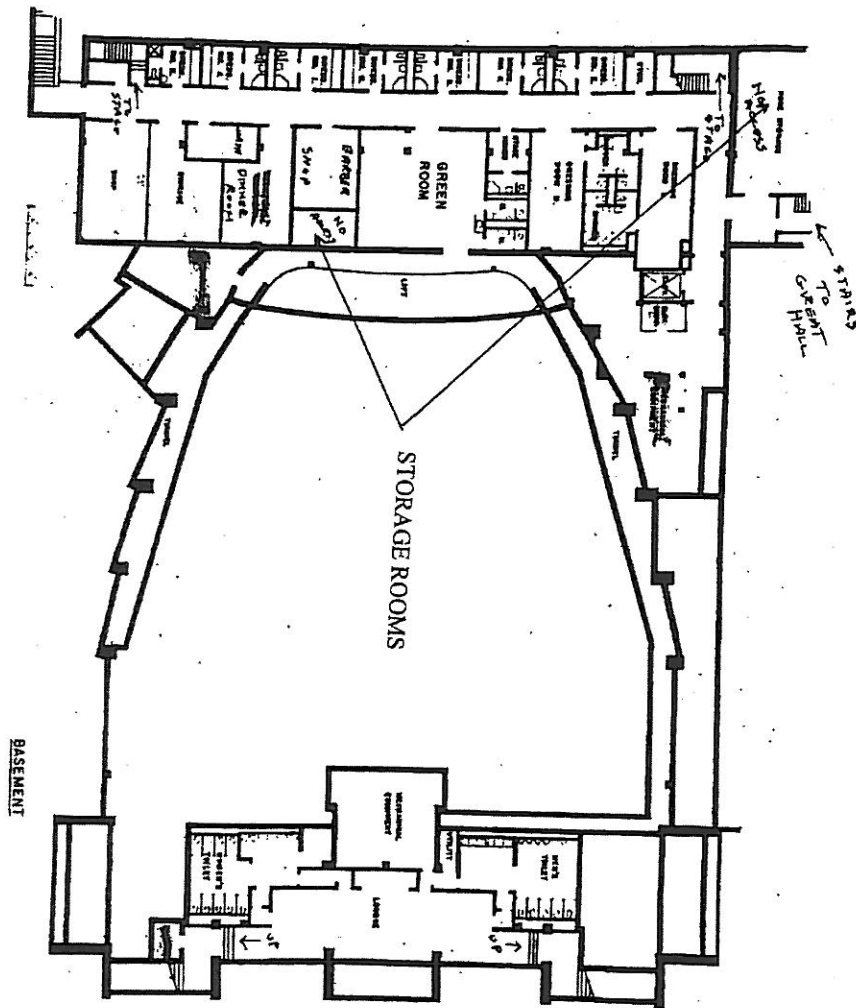


EXHIBIT B

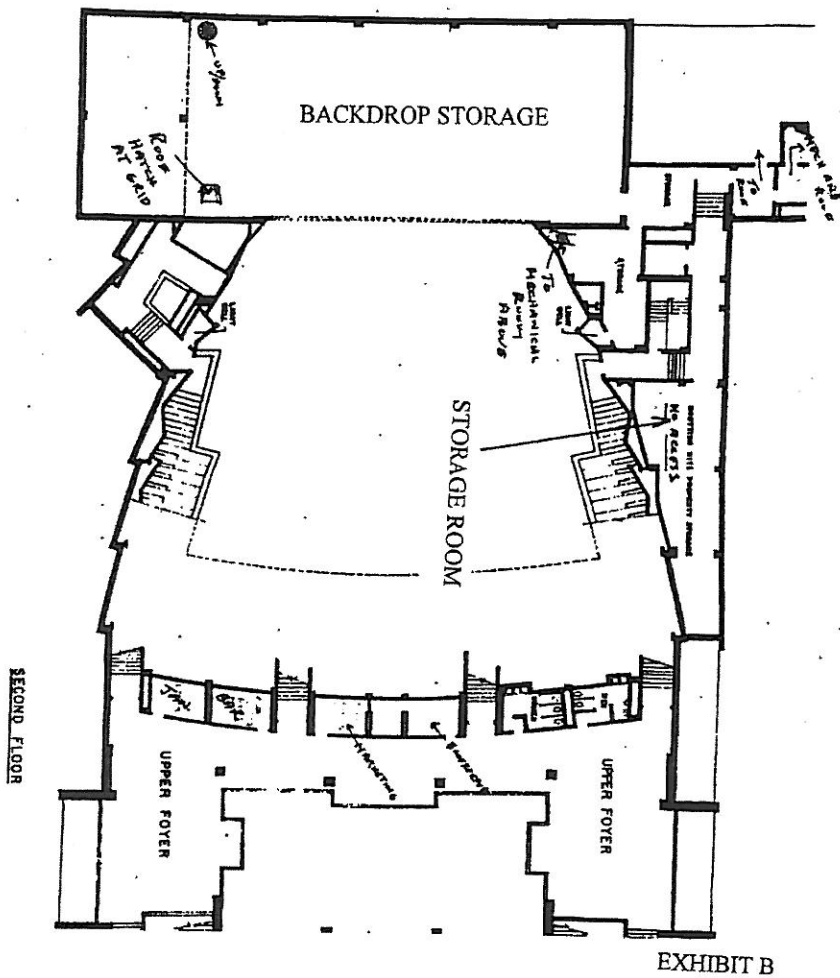


EXHIBIT B

BOOK 1936 PAGE 636

The State of Ohio, Lucas County, ss.
BE IT REMEMBERED, That on the 22nd day of March in the year of our Lord One Thousand Nine Hundred and Sixty-eight, before me, the subscriber, a Notary Public within and for said county, personally came John H. Galbreath, Sr., and Jeanne M. Galbreath, his wife, the countersigners in the above conveyance, and acknowledged the signing thereof to be their voluntary act and deed, for the purpose therein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

This Instrument Prepared By: Notary Public, Lucas County, Ohio.
My Commission Expires Lucas Co. 1970

BOOK 1936 PAGE 636

KNOW ALL MEN BY THESE PRESENTS:

That Ancient Accepted Scottish Rite, Valley of Toledo, the Grantor, for the consideration of One Dollar (\$1.00) and other good and valuable considerations paid by City of Toledo, the Grantee, whose present mail address is Safety Building, Toledo, Ohio 43624, the receipt of which is hereby acknowledged, does GIVE, GRANT, SELL, RELINQUISH and FOREVER QUITCLAIM unto the said City of Toledo, Grantee, its successors and assigns forever, all such right and title as the said Grantor has or ought to have in and to the following described piece or parcel of land, situated in the City of Toledo, County of Lucas, and State of Ohio, to wit:

All that part of the northeast one-quarter (1/4) of Section Twenty-five (25) in Town 24N R. 1E W. 4 in the City of Toledo, Lucas County, Ohio.

1. The north thirty (30') feet of the northeast one-quarter (1/4) of said Section Twenty-five (25) lying north of the northerly right-of-way line of the Ohio Turnpike excepting therefrom the east three hundred eighty (380') feet and also excepting that part west of a line drawn southerly and normal to the north line of said Section Twenty-five (25) that is four hundred thirty and ninety-five hundredths (430.95') feet east of the north quarter corner of said Section Twenty-five (25).

2. Also that part of the northeast one-quarter (1/4) of Section Twenty-five (25) described as follows:

Beginning at the north quarter (1/4) corner of said Section Twenty-five; thence easterly along the north line of said Section Twenty-five (25) a distance of four hundred thirty and ninety-five hundredths (430.95') feet; thence southerly along a line perpendicular to the north line of said Section Twenty-five (25) a distance of forty (40) feet; thence westerly along a line parallel

to the north line of said Section Twenty-five (25), to a point that is eighty (80') feet east of the north-south centerline of said Section Twenty-five (25); thence southwesterly to a point on the east right-of-way line of Cass Road (60' wide) that is eighty (80') feet south of the north line of said Section Twenty-five (25); thence westerly and normal to the east right-of-way line of Cass Road, a distance of thirty (30') feet to a point on the north and south centerline of said Section Twenty-five (25); thence north along said north-south centerline of Section Twenty-five (25) to the place of beginning.

1936 REC 637

Grantor acquired title to the above premises by
Instrument, recorded in Volume 1921, Page 481 of the Deed
Records of Lucas County, Ohio.

TO HAVE AND TO HOLD the same with all the privileges
and appurtenances thereto unto the said Grantee, its successors
and assigns forever as long as used for road purposes; the
said Grantor hereby covenanting that the premises so conveyed
are unencumbered by any act of the Grantor. Should said premises
cease to be used for road purposes, the same shall revert to
the Grantor or its successors and assigns, who shall have the
right to reenter and repossess said premises, with the appurtenances.

IN WITNESS WHEREOF the said Ancient Accepted Scottish
Rite, Valley of Toledo has caused its name to be subscribed hereto
by R. A. Stranahan, Jr. and Don E. Kretzinger, Chairman and Secretary
respectively of its Board of Trustees, this 31st day of January
in the year of our Lord One Thousand Nine Hundred Sixty-eight (1968).

Signed and acknowledged
in the presence of:

ANCIENT ACCEPTED SCOTTISH RITE,
VALLEY OF TOLEDO

[Signature]
R. A. Stranahan, Jr.

By: [Signature]
R. A. Stranahan, Jr. - Chairman
of the Board of Trustees

[Signature]
Don E. Kretzinger

By: [Signature]
Don E. Kretzinger - Secretary
of the Board of Trustees

-3-

STATE OF OHIO }
COUNTY OF LUCAS } ss.

Before me, a Notary Public in and for said County
and State, personally appeared the above named R. A. Stranahan, Jr.
and Don E. Kretzinger, Chairman and Secretary respectively of
the Board of Trustees of Ancient Accepted Scottish Rite, Valley
of Toledo, who acknowledged that they did sign the foregoing
instrument as Chairman and Secretary respectively of and by
authority of said Board of Trustees and on behalf of said
Ancient Accepted Scottish Rite, Valley of Toledo, and that
the same is their free act and deed as officers of said Board
of Trustees, and the free act and deed of said Ancient Accepted
Scottish Rite, Valley of Toledo.

IN TESTIMONY WHEREOF, I hereunto set my hand and
official seal at Toledo, Ohio, this 31st day of January, 1968.

Robert L. Weisenburger
Notary Public, Lucas County, Ohio

This Instrument Prepared By:
Robert L. Weisenburger
1134 National Bank Building
Toledo, Ohio 43604

NOTARY PUBLIC
My Commission Expires on 12-31-68
Survey 147.03 O.R.C.

RECEIVED and RECORDED 10 55
MAR 25 1968 Gerald J. Callan
\$ 3.00 RECORDER, LUCAS COUNTY, OHIO

APPROVED AS TO LEGAL DESCRIPTION
BY [Signature] DATE 3-4-68
R. G. 49914

Witness our hands this 23rd day of June, 1969.

Signed, acknowledged and delivered in the presence of:

Ralph C. Erdmann
(Ralph C. Erdmann)

Betty J. Erdmann
(Betty J. Erdmann)

Ed B. Henning

Wm. N. Hantman

STATE OF OHIO, LUCAS COUNTY, ss:

He is remembered, that on the 23rd day of June, 1969, before me, the subscriber, a Notary Public within and for said County personally came Ralph C. Erdmann and Betty J. Erdmann, husband and wife, the grantors in the above conveyance, and acknowledged the signing thereof to be their voluntary act and deed, for the purpose therein mentioned.

In witness whereof, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

Betty J. Erdmann
Notary Public, Lucas County, Ohio

This instrument prepared by:
Arthur R. Cline, Attorney at Law
720 Security Bldg., Toledo, Ohio 43603

My commission expires: BUSLEY HATCHER
Notary Public, Lucas County, Ohio
My Commission Expires July 15, 1971

BOOK 1963 PAGE 762

45420

TRANSFERRED
IN COMPLIANCE WITH SEC. 313.000 C
WILLIAM C. GALVIN, AUDITOR

DEED

BY W. C. Galvin

JUN 24 1968

KNOW ALL MEN BY THESE PRESENTS:

That Ancient Accepted Scottish Rite, Valley of Toledo, the Grantor, for the consideration of one Dollar (\$1.00) and other good and valuable considerations paid by City of Toledo, the Grantee, whose present mail address is Safety Building, Toledo, Ohio 43604, the receipt of which is hereby acknowledged, does GIVE, GRANT, REMISE, RELEASE and FOREVER QUITCLAIM unto the said City of Toledo, Grantee, its successors and assigns forever, all such right and title as the said Grantor has or ought to have in and to the following described piece or parcel of land, situated in the City of Toledo, County of Lucas, and State of Ohio, to-wit:

A parcel of land located in the northeast quarter (1/4) of the northeast quarter (1/4) of Section Twenty-five (25), Town Two (2), United States Reserve, in Toledo, Ohio, described as follows:

Commencing at the intersection of the centerline of Cass Road and Heather Downs Boulevard; thence easterly along the centerline of Heather Downs Boulevard, said centerline also being the north line of Section Twenty-five (25), Town Two (2), United States Reserve, a distance of four hundred thirty and ninety-five hundredths (430.95) feet to a point; thence southerly to a point on a line drawn at right angles to the centerline of Heather Downs Boulevard, a distance of forty-seven and fifty hundredths (47.50) feet to a point, said point being the true point of beginning; thence westerly along a line parallel to the centerline of Heather Downs Boulevard, a distance of one hundred fifty-nine and fifty-two hundredths (159.52) feet to a point; thence northwesterly a distance of one hundred twenty and twenty-three hundredths (120.23) feet to a point which is forty and no hundredths (40.00) feet south of the centerline of Heather Downs Boulevard; thence easterly a distance of two hundred seventy-nine and fifty-two hundredths (279.52) feet to a point which is forty and no hundredths (40.00) feet south of the centerline of Heather Downs Boulevard; thence southerly along a line drawn at right angles to the centerline of Heather Downs Boulevard, a distance of seven and fifty hundredths (7.50) feet to the true point of beginning.

This parcel contains an area of 1646.10 square feet.

C

Grantor acquired title to the above premises by instrument recorded in Volume 1921, Page 151 of the Deed Records of Lucas County, Ohio.

TO HAVE AND TO HOLD the same with all the privileges and appurtenances thereto unto the said Grantee, its successors and assigns forever as long as used for road purposes; the said Grantor hereby covenanting that the premises so conveyed are unencumbered by any act of the Grantor. Should said premises cease to be used for road purposes, the same shall revert to the Grantor or its successors and assigns, who shall have the right to reenter and repossess said premises, with the appurtenances.

IN WITNESS WHEREOF, the said Ancient Accepted Scottish Rite, Valley of Toledo has caused its name to be subscribed hereto by Ralph S. Bogg and Don E. Krotzinger, Chairman and Secretary respectively of its Board of Trustees, this 1st day of June in the year of our Lord One Thousand Nine Hundred Sixty-nine (1969).

Signed and acknowledged
in the presence of:

ANCIENT ACCEPTED SCOTTISH RITE,
VALLEY OF TOLEDO

Martha Roe

Ralph S. Bogg, Chairman of
the Board of Trustees

Patricia E. Soghoian

Don E. Krotzinger, Secretary
of the Board of Trustees

APPROVED AND DESCRIBED

DATE 6-20-69

Reg. #49914

-3-

STATE OF OHIO }
COUNTY OF LUCAS } ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Ralph S. Bogg and Don E. Krotzinger, Chairman and Secretary respectively of the Board of Trustees of Ancient Accepted Scottish Rite, Valley of Toledo, who acknowledged that they did sign the foregoing instrument as Chairman and Secretary respectively of and by authority of said Board of Trustees and on behalf of said Ancient Accepted Scottish Rite, Valley of Toledo, and that the same is their free act and deed as officers of said Board of Trustees, and the free act and deed of said Ancient Accepted Scottish Rite, Valley of Toledo.

IN TESTAMENTARY RECORD, JUNE 1969

at Toledo, Ohio, this 16th day of June, 1969.

RECEIVED & RECORDED
AT 16.1.1969
JUN 16 1969
Ernest J. Cullen
RECORDS, LUCAS COUNTY, OHIO

Notary Public, Lucas County, Ohio
MARTHA ROE
My Commission Expires Feb 27, 1971

This instrument prepared by:
Robert L. Weidenberger
1134 National Bank Building
Toledo, Ohio 43604

1963 REG 764 45421

GENERAL WARRANTY DEED
(Statutory Form)

JUN 24 1969
Ernest J. Cullen
RECORDS

WILLIAM C. GAWIN, AUDITOR

Know All Men By These Presents:

Richard Allen Yeager, Sr. and Barbara Jean Yeager, husband and wife
of
Huron County, State of Michigan Clifford
and with general warranty covenants to James F. Henderson and Beverly J. Henderson
641 Strat Drive, Toledo, Ohio
do hereby convey and warrant unto the following
divided real property:

Lot numbers one hundred twenty-eight (128)
and one hundred twenty-nine (129) in Alexis Place,
an Addition in Washington Township, Lucas County,
Ohio.

Subject to Taxes and assessments due and payable after date hereof.

Prior instrument reference: Volume 1729, Page 283

Witness our hand and this 23rd day of June, 1969.

Signed, acknowledged and delivered
in the presence of:
James W. Cameron
Richard Allen Yeager, Sr.
Barbara Jean Yeager