

BLVD. TITLE  
NO. B02-2597

**LEASE AGREEMENT**

This agreement made this 12 day of September 2002 between Lynn Tezak (Seller/Lessor) and CLFSJ, LLC (Buyers/Lesseees).

The Lessor agrees to grant, demise, and let, and the lessees agree to lease the following described premises for a period of ninety-nine (99) years.

The Lessees agree to lease the premises known as the dressage riding ring to the North of the stable which the Lessees have purchased from the Lessor.

The Lessor further agrees to lease for the same period of time the paddock located in front of the property and to the North of the stable.

The Lessees agree to release the Lessor from any and all liability and further the Lessees agree to carry insurance in the amount of \$100,000.00 for the protection of the Lessor in the event there is an accident involving persons and/or animals for property owned by Lessor

The Lessees agree to release and hold harmless the Lessor from any and all liabilities resulting from injuries to persons and/or animals.

This release of liability towards the Lessor includes all property belonging to Lessees and the adjoining property belonging to Lessor.

The Lessees will allow the Lessor to use the main driveway which not only benefits the stable but also benefits the house in which the Lessor resides at this time. The portion of the driveway located on permanent parcel number 23-386-861 (14535 Sperry Road) is to be maintained and kept up by the Lessees and any injuries that occur on said portion of driveway will be full responsibility of Lessees.

200200638192  
Filed for Record in  
GEAUGA COUNTY, OHIO  
MARY MARGARET MCBRIDE  
09-20-2002 At 12:28 PM.  
LSE 34.00  
OR Book 1520 Page 879 - 885

Instrument  
200200638192 OR 1520  
Book Page  
879



Instrument 200200638192 OR Book 1520 Page 880

LEGAL DESCRIPTION  
OF A  
3.0000 ACRE PARCEL  
FOR  
LYNN TEZAK

Situated in the Township of Newbury, County of Geauga and State of Ohio and known as being a part of Original Lot No. 6, Tract No. 1 and further being known as part of a parcel of land conveyed to Lynn Tezak by deed recorded in Volume 1082, Page 957 of Geauga County Deed Records, further bounded and described as follows:

Beginning at a 5/8 inch Iron pin found (I.D. Howell and Baird) in the Easterly sideline of Sperry Road, 60 feet wide, at a Northwesterly corner of land conveyed to Fred M. Schneider by deed recorded in Volume 1221, Page 670 of Geauga County Deed Records;

Thence North 0° 00' 00" East along said Easterly sideline of Sperry Road a distance of 204.73 feet to a 5/8 inch iron pin set and the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North 0° 00' 00" East continuing along said Easterly sideline of Sperry Road a distance of 200.06 feet to a point in the Southerly line of land conveyed to John S. Demko by deed recorded in Volume 957, Page 1230 of Geauga County Deed Records (witness a 1" Iron pipe found 1.47 feet East);
- COURSE II Thence North 89° 38' 06" East along said Southerly line of land so conveyed to John S. Demko and along the Southerly line of land conveyed to Rickey L. and Kelly N. Ketring by deed recorded in Volume 1269, Page 641 of Geauga County Deed Records, passing through a 1" iron pipe found at 1.47 feet a total distance of 653.40 feet to a 5/8 inch iron pin set;
- COURSE III Thence South 0° 00' 00" East a distance of 200.06 feet to a 5/8 inch iron pin set;
- COURSE IV Thence South 88° 38' 06" West a distance of 653.40 feet to the Principal Place of Beginning and containing 3.0000 acres of land as surveyed, calculated and described by Rudy E. Schwartz, P.S. No. 7193 on August 21, 2002 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER P.C. 315.251

R.S. 8/21/02  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

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LEGAL DESCRIPTION  
OF A  
9.9795 ACRE PARCEL  
FOR  
LYNN TEZAK

Situated in the Township of Newbury, County of Geauga and State of Ohio and known as being a part of Original Lot No. 6, Tract No. 1 and further being known as part of a parcel of land conveyed to Lynn Tezak by deed recorded in Volume 1082, Page 957 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found (I.D. Howell and Baird) in the Easterly sideline of Sperry Road, 60 feet wide, at a Northwesternly corner of land conveyed to Fred M. Schneider by deed recorded in Volume 1221, Page 670 of Geauga County Deed Records;

- COURSE I Thence North 0° 00' 00" East along said Easterly sideline of Sperry Road a distance of 204.73 feet to a 5/8 Inch iron pin set;
- COURSE II Thence North 88° 38' 06" East a distance of 653.40 feet to a 5/8 inch iron pin set;
- COURSE III Thence North 0° 00' 00" East a distance of 200.06 feet to a 5/8 inch iron pin set in the Southerly line of land conveyed to Rickey L. and Kelly N. Ketring by deed recorded in Volume 1269, Page 641 of Geauga County Deed Records;
- COURSE IV Thence North 88° 38' 06" East along said Southerly line of land so conveyed to Rickey L. and Kelly N. Ketring a distance of 801.07 feet to a 5/8 inch iron pin found (I.D. Howell and Baird) at the most Northwesternly corner of land so conveyed to Fred M. Schneider;
- COURSE V Thence South 0° 24' 37" West along a Westerly line of land so conveyed to Fred M. Schneider a distance of 379.75 feet to a 5/8 inch iron pin found (I.D. Howell and Baird) at an interior corner thereof;
- COURSE VI Thence South 88° 40' 34" West along a Northerly line of land so conveyed to Fred M. Schneider a distance of 885.84 feet to a 5/8 inch iron pin found (I.D. Howell and Baird) at a Northwesternly corner thereof;

Instrument  
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## LEGAL DESCRIPTION

9.9795 Acre Parcel

Lynn Tezak

Page Two

## COURSE VII

Thence South 0° 12' 49" East along a Westerly line of land so conveyed to Fred M. Schneider a distance of 25.40 feet to a point in a pond at an interior corner thereof;

## COURSE VIII

Thence South 88° 36' 06" West along a Northerly line of land so conveyed to Fred M. Schneider a distance of 586.00 feet to the Place of Beginning and containing 9.9795 acres of land as surveyed, calculated and described on August 21, 2002 by Rudy E. Schwartz, P.S. No. 7193 be the same more or less but subject to all legal highways and easements of record. All bearings herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER P.C. 315.251

R.S. 8/21/02  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

*[Signature]* 8-21-02

Further, the Lessees will maintain the portion of the driveway located on permanent parcel number 23-386-861 (14535 Sperry Road), pay for and have made available the clearing of snow and filling of potholes of said portion of driveway.

The property that remains in the possession of Lessor for the sum of Ten dollars (\$10.00) and other valuable consideration will be offered to the Lessees for their first right of refusal to purchase said property belonging to the Lessor.

The Lessor will receive in exchange for allowing the Lessees to use the outdoor riding arena and the pasture referred to previously in this lease, the use of four (4) stalls used for maintenance of horses and the southwest tackroom for a period of one (1) year free of any charge by Lessees.

After one (1) year period of time should there be a shortage of horse stalls, and that is determined by the Lessee, then the Lessor will agree to pay for two (2) stalls and self care, rate which is determined by the Lessees as charged to other tenants.

These stalls are located on south side of stable and south Isle and they will be the first two (2) stalls on each side of south Isle.

In the event that it becomes necessary for the Lessor to give up two (2) stalls then the two (2) stalls on the inside of the south Isle will be returned to the Lessees. Lessor will retain the use of the two (2) stalls next to the tackroom and the tackroom.

Further, Lessor agrees to pay for the hay, the grain, and the bedding and may purchase her own grain, hay and bedding.

In addition to these amounts of money, the Lessor agrees to pay an additional twenty-five dollars (\$25.00) per month in the event she uses the heater in the tackroom during the winter months.

LYNN TEZAK

Situated in the Township of Newbury, County of Geauga and State of Ohio and known as being a part of Original Lot No. 8, Tract No. 1 and further being known as part of a parcel of land conveyed to Lynn Tizack by deed recorded in Volume 1083, Page 957 of Geauga County Deed Records.

**RUDY E. SCHWARTZ, P.S. NO. 7193**

I hereby certify that this Plat was prepared from a field survey made under my direct supervision. Measurements were found or are indicated as indicated. Dimensions are expressed in feet and decimal parts thereof. Angles refer to an assumed meridian and are intended to indicate angles only. All of which are correct to the best of my knowledge and belief. This Plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

M. J. J. J.

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

OFFICE OF THE  
GAUGA COUNTY ENGINEER



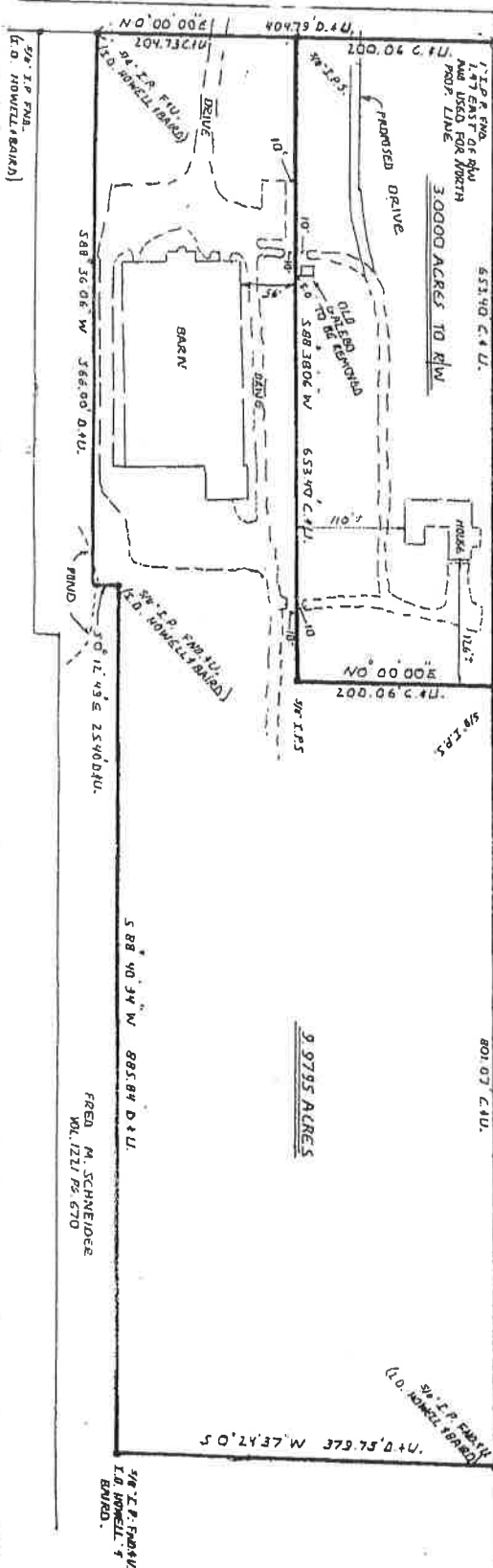
PREPARED BY:  
RUDY E. SCHWARTZ  
PROFESSIONAL SURVEYOR  
15780 AUBURN ROAD  
NEWBURY, OHIO 44065  
(440)864-7528  
FAX:(440)864-5575

PREPARED FOR:  
LYNN TEZAK  
14625 SPERRY ROAD  
NEWBURY, OHIO 44065

RICKEY L. KELLY N. KETRING  
VOL 1269 Pg. 641

NBB 3806 E 1459.97 D.4U

801.07 C.1U.



Further, the Lessor will pay twenty dollars (\$20.00) per month towards cost of dumpster.

In addition to this lease, there is a surveyor's map with a division of the property purchased by the Lessees from the Lessor attached as Exhibit A.

IN WITNESS WHEREOF the parties agree and hereto sign their names:

Witnessed:

*Dusty Gillam*  
Witness  
*[Signature]*  
Witness

*[Signature]*  
LYNN TEZAK, Lessor

SWORN TO BEFORE ME and subscribed in my presence this 12<sup>th</sup> day of September, 2002.

  
*Dusty Gillam*  
Witness  
*[Signature]*  
Witness

*[Signature]*  
NOTARY PUBLIC

CLFSJ, LLC

BY: *Cynthia L. Foster*  
CYNTHIA L. FOSTER, Member

By: *[Signature]*  
SERGIO JIMENEZ, Member

SWORN TO BEFORE ME and subscribed in my presence this 12 day of September, 2002.

*[Signature]*  
NOTARY PUBLIC



PENNY L. GYURE  
Notary Public, State of Ohio  
My Comm. Expires 4-10-2003

Prepared by: Cynthia Foster

Instrument Book Page  
20020638192 OR 1260 B45