

L E A S E

THIS LEASE WITNESSETH, that the CITY OF JEANNETTE, herein called the Lessor, hereby leases to JEANNETTE LIBRARY ASSOCIATION, hereby called Tenant, for a term of thirty (30) years commencing on the 26th day of June, 1979, and ending on the 26th day of May, 2009 for a total rent of \$1.00 per annum, the following described premises in the City of Jeannette, County of Westmoreland, and Commonwealth of Pennsylvania, namely:

ALL those four certain lots or pieces of ground situate in the City of Jeannette, County of Westmoreland and Commonwealth of Pennsylvania, being known and designated as Lots 120, 122, 124 and 126 in the Plan of Lots laid out by the Western Land and Improvement Company and having erected thereon a one-story brick building. Said building is situate at the corner of McGee Avenue and South Sixth Street.

IN CONSIDERATION WHEREOF, the Tenant agrees, in addition to the annual rental payment as set forth above, to pay all utility costs in connection with the use of the above described property and, further, to be responsible during the term of this lease for both internal and external maintenance of the building situate on the above described real estate.

The Tenant shall have full use of the building for the primary purpose of housing a public library for the benefit of the City of Jeannette and surrounding communities as well as the exclusive right to sublet any portion of the leased premises which is not required for the primary purpose of the public library.

The Lessor hereby grants to the Tenant the right to make internal structural changes and to remodel said building to accomplish the purpose providing a public facility as set forth herein, provided that the Tenant agrees to bear the cost solely and exclusively for any alterations, additions or remodeling as additional consideration hereunder.

OPTION TO PURCHASE

The Lessor hereby grants, bargains, sells and conveys to the Tenant a right of first refusal to purchase the above

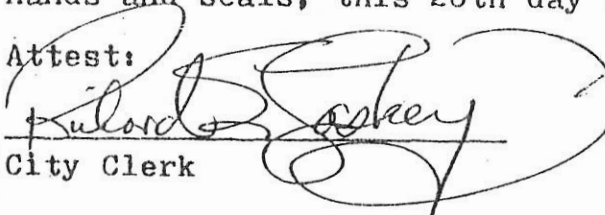
described premises for the sum of One and no/100 (\$1.00) Dollar, provided, however, that said option shall not take effect until the Lessor has satisfied and fulfilled its repayment obligations set forth in the General Obligation Bonds, Series 1978. It is expressly understood and agreed by the parties hereto that the Lessor must retain title to the within described premises as security for the balance of the General Obligation Bonds, Series 1978.

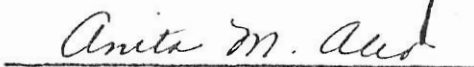
The Lessor and the Tenant agree that this lease and option have been granted and conveyed to the Tenant with the understanding that the building will be used primarily for a library facility. In the event that the primary use of the building described herein ceases to be used and maintained as a library, then in that event, this lease is declared null and void and all right, title and interest herein to the within described premises shall and will revert to the Lessor.

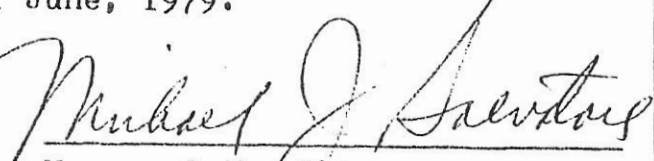
The Tenant further agrees to keep all sidewalks free from snow and ice as required by City Ordinances and to abide by any other ordinances of the City as they may affect the leasing of this particular property. The Tenant further agrees to provide adequate insurance coverage to protect the interest of the Lessor from any loss to the structure and to hold the Lessor harmless from any and all claims that may arise from the operation of the library, or any other permitted activity herein, whether by the Tenant or any lessee of the Tenant.

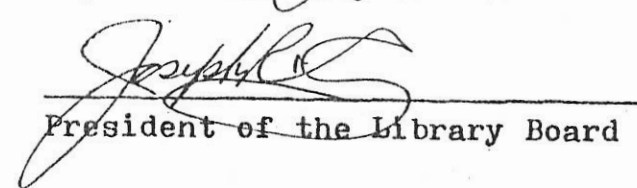
IN WITNESS WHEREOF, the parties hereto have set their hands and seals, this 26th day of June, 1979.

Attest:


City Clerk


Secretary to the Library Board


Mayor of the City of Jeannette


President of the Library Board