

LEASE AGREEMENT

By and Between

FIRST BAPTIST CHURCH OF JONESBORO, INC.,

a nonprofit corporation duly organized and validly existing under the laws of the State of Georgia,

as Landlord,

and

TAPESTRY SCHOOL, INC. dba TAPESTRY PUBLIC CHARTER SCHOOL CLAYTON,

a nonprofit corporation duly organized and validly existing under the laws of the State of Georgia,

as Tenant

LEASE AGREEMENT

THIS LEASE AGREEMENT (the “**Lease**”), made this _____ day of _____, 2026 (the “**Effective Date**”), is entered into by and between **FIRST BAPTIST CHURCH OF JONESBORO, INC.**, a nonprofit corporation duly organized and validly existing under the laws of the State of Georgia (“**Landlord**”), and **TAPESTRY SCHOOL, INC. dba TAPESTRY PUBLIC CHARTER SCHOOL CLAYTON** (“**Tenant**”).

FOR AND IN CONSIDERATION of the mutual covenants and conditions contained herein, the parties hereto do hereby agree as follows:

1. BASIC LEASE INFORMATION. Each use of the terms capitalized and defined in this Paragraph 1 shall be deemed to refer to, and shall have the respective meanings set forth in, this Paragraph 1.

1.1 Premises. The “**Premises**” consist of the certain rentable areas of the education building commonly known as “J Town Building at First Baptist Church of Jonesboro”, the floorplan of which is attached hereto as Exhibit B, (the “**Building**”), attached hereto and incorporated herein by this reference, and located at 142 College Street, Jonesboro, Georgia, 30236 on that certain parcel of land more particularly described on Exhibit “A” (the “**Land**”), attached hereto and incorporated herein by this reference. Landlord makes no representation as to the rentable area of the Premises, and Tenant agrees that it has had the opportunity to inspect the Premises and waives any right to object to size of the rentable area of the Premises.

1.2 Term. Subject to Tenant’s extension options provided in Section 5 hereof, the “**Term**” of this Lease shall begin on January 5, 2026 (the “**Lease Commencement Date**”) and end at 11:59 p.m. on July 16, 2027 (the “**Lease Expiration Date**”), unless this Lease is sooner terminated as provided herein.

1.3 Rent. Tenant’s obligation to pay rent shall be begin on June 1, 2026 (“**Rent Commencement Date.**”) The term “**Rent**” shall collectively refer to the Base Rental, the Additional Rent and all other sums due from Tenant to Landlord hereunder. The “**Base Rental**” shall mean Twelve Thousand Seven Hundred and Seventeen Dollars and No/100 (\$12,717.00) per month. “**Additional Rent**” shall mean all sums other than Base Rental payable by Tenant to Landlord under this Lease, including without limitation, those charges under Paragraph 4 hereof, late charges, overtime or excess service charges, damages, interest and other costs related to Tenant’s failure to perform any of its obligations under this Lease. For any month which is not a full month, the monthly rental amount shall be prorated based on the actual number of days occupied by Tenant.

1.4 Security Deposit. The term “**Security Deposit**” shall mean a deposit in the Amount of Twelve Thousand Dollars and no/100 (\$12,000.00) to be paid to Landlord within ten (10) days of the execution of this Lease which shall be returned to Tenant at the end of the Term, unless otherwise specified herein.

1.4 Business Days. “**Business Days**” shall mean any day other than a Saturday, a Sunday or a day on which banking institutions in the State of Georgia are authorized to close.

1.5 Mortgage and Mortgagee. “**Mortgage**” shall mean a mortgage, deed of trust, deed to secure debt, ground lease or other security instrument encumbering the Premises, Building or Land. “**Mortgagee**” shall mean any mortgagee, trustee, grantee, ground lessor or other holder of a Mortgage.

2. PREMISES AND TERM. Subject to those provisions for shared use, set forth in Paragraph 11, Landlord hereby demises and leases the Premises to Tenant and Tenant hereby accepts and leases the Premises from Landlord for the Term. During the Term, Tenant shall have the right to the drop off and pick up areas and parking described in Paragraph 26.

3. CONDITION OF PREMISES. Tenant agrees to accept the Premises in its current “as-is” condition, and Landlord shall have no obligation to make any improvements or modifications to the Premises.

4. BASE RENTAL AND ADDITIONAL RENT.

4.1 Payment of Rent. Commencing on the Rent Commencement Date, Tenant shall pay to Landlord, without notice, demand, offset, deduction or counterclaim, in lawful money of the United States of America, at **147 Church Street Jonesboro, Georgia 30236**, or at such other place as Landlord shall designate in writing from time to time: (a) Base Rental, in equal monthly installments of Twelve Thousand Seven Hundred and Seventeen Dollars and No/100 (\$12,717.00), in advance on the first day of each calendar month during the Term; and (b) Additional Rent, at the times and in the amounts set forth in this Lease.

4.2 Late Fees and Interest. All installments of Rent, and all other amounts of money payable by Tenant to Landlord under this Lease, if not received by Landlord within ten (10) days of the date due, shall be subject to a late fee of five percent (5%) of the amount past due, which late fee represents an agreed upon charge for the administrative expense suffered by Landlord as a result of such late payment and not payment for the use of money or a penalty. The provision for such late charge shall be in addition to all of Landlord’s other rights and remedies hereunder or at law or in equity and shall not be construed as liquidated damages or as limiting Landlord’s remedies in any manner.

4.3 Taxes. Tenant shall use its reasonable good faith best efforts to maintain the Leased Property as exempt from ad valorem property or other taxes to the extent allowable by law. In the event that the Leased Property or any portion thereof shall, for any reason, be deemed subject to taxation, assessments or charges lawfully made by any governmental body, Tenant shall pay the amount of all such taxes, assessments and governmental charges then due. Tenant shall not allow any liens for taxes, assessments or governmental charges to exist with respect to the Leased Property or any portion thereof (including, without limitation, any taxes levied thereon which, if not paid, will become a charge on the rentals and receipts from the Leased Property or any portion thereof, or any interest therein) or the rentals and revenues

derived therefrom or hereunder. The provisions of Paragraph 4 shall survive the expiration or earlier termination of this Lease.

5. **EXTENSION OPTION.** So long as Tenant is not in default of this Lease, Tenant shall have one (1) option to extend the Term of the Lease for an additional one (1) year (“Extension Term”) by giving to Landlord written notice of the exercise of such extension option not less than three (3) months prior to Lease Expiration Date. Rent during the Extension Term shall be not less than the Base Rental amount set forth in Section 4.1 plus any increase resulting from an annual percentage change in the Consumer Price Index published by U.S. Bureau of Labor and Statistics. All of the other terms of this Lease shall apply during the Extension Term.

6. **USE OF PREMISES.** “Tenant’s Permitted Uses” shall mean all uses relating to the operation of a public Charter School, and for no other purpose whatsoever. Tenant shall use the Premises solely for Tenant’s Permitted Uses and shall not use the Premises for any illegal purpose, or violate any “Legal Requirements,” as defined in Paragraph 7 below, or create or allow to exist any nuisance or trespass. In connection with the Tenants Permitted Uses, certain authorizations and requirements must be met to include, without limitation, zoning, risk analysis, a certificate of occupancy, financing and approval from the Georgia Department of Education. In the event these authorizations or requirements are not granted or met, Tenant shall have the option to terminate this Lease with thirty (30) days written notice to Landlord.

7. **COMPLIANCE WITH LAWS.** Tenant shall comply with all present and future federal, state and local laws, orders, statutes, requirements and ordinances, all building, plumbing, electrical, fire and other codes and rules and regulations of governmental entities, and any laws of like import, which, to the best of Tenant’s knowledge, are applicable to the Premises, Building or Land, or the maintenance, use or occupation thereof, including, but not limited to, all environmental laws and the Americans with Disabilities Act (the “ADA”) and all regulations and orders promulgated pursuant to the ADA (“Legal Requirements”) regarding the Premises and shall promptly comply with all governmental orders and directives for the correction, prevention and abatement of nuisances in, upon or connected with the Premises, all at Tenant’s sole expense. Tenant warrants that all “Alterations,” as defined in Paragraph 12 below made by Tenant or Tenant’s employees, agents or contractors, either prior to Tenant’s occupancy of the Premises or at any time during the Term of this Lease, will comply with all Legal Requirements. In addition, Tenant warrants that its use of the Premises will be in strict compliance with all Legal Requirements. During the Term of this Lease, Tenant shall, at Tenant’s sole cost and expense, be responsible for making any modifications to the Premises that may be required pursuant to any Legal Requirements. If, as a result of Tenant’s use of the Premises, or the making of any Alterations by Tenant, Landlord shall be required to make any additions, alterations or improvements to any part of the Building or Land in order to comply with any Legal Requirements, Tenant shall reimburse Landlord upon demand for the costs incurred by Landlord to effect such compliance. Tenant shall indemnify, defend and hold Landlord harmless from and against any claims, losses or causes of action arising out of Tenant’s failure to comply with the provisions of this Paragraph. The indemnity set forth in this Paragraph shall survive the expiration or earlier termination of this Lease.

8. **SERVICES AND UTILITIES.** Landlord shall provide for the common services and utilities to include, without limitation, water, sewage, electricity, HVAC and internet.

Landlord will take a historical baseline (accounting for any annual increase that is to occur starting in 2026) of the cost for water, sewage and electricity, which it will provide to Tenant, and any increased amount owed for those services over that historical baseline shall be the responsibility of Tenant as Additional Rent. However, notwithstanding the foregoing, Tenant shall be solely responsible for procuring and maintaining its own dumpster for the collection and disposition of trash or Garbage, and for the hiring of a cleaning service to clean the Building.

9. LIABILITY OF LANDLORD. Landlord shall have no liability to Tenant except for the willful misconduct or gross negligence of Landlord, its agents, contractors and employees. Landlord shall have no liability to Tenant for the failure or delay of any utility or third party provider to provide any service or services to the Premises.

10. REPAIRS. Landlord shall repair and maintain the structural portions of the Building (including major plumbing matter (not a simple clogged toilet), air conditioning, heating and electrical systems) unless the condition requiring such maintenance is caused by Tenant, its agents, servants, employees or invitees, in which case Tenant shall pay Landlord the reasonable cost of such maintenance or repairs. With the exception of those items set forth in this Lease that are required to be repaired by Landlord, Tenant shall, at its sole cost and expense, make all repairs which are reasonably necessary to keep the Premises and the Building systems in good condition and repair, except for normal wear, loss by fire or other casualty not caused by Tenant, Tenant's employees, agents or contractors and Condemnation. Tenant further agrees that all damage or injury of whatever nature done to the Premises by Tenant or by any person in or upon the Premises except Landlord, Landlord's agents, servants and employees, shall be repaired by Tenant at its sole cost and expense.

11. LANDLORD'S RIGHT TO ENTER PREMISES. Landlord and its agents, employees and independent contractors, and any lessor or Mortgagee and any other party designated by Landlord, and their respective agents, shall have the right to enter the Premises at any time in the event of an emergency (in such event of emergency, Landlord shall have the right to use any means that Landlord may deem proper to open the doors in and to the Premises), and at reasonable hours in all other cases to perform maintenance and make repairs, additions, alterations and improvements that are required by this Lease or are otherwise performed to provide the services to be provided by Landlord under this Lease, to post notices of non-responsibility (where applicable) and to inspect the Premises to ascertain that Tenant is complying with all of its covenants and obligations hereunder. Landlord and its agents, employees and independent contractors, and any lessor or Mortgagee and any other party designated by Landlord, and their respective agents, shall also have the right to enter the Premises at reasonable hours and upon twenty-four (24) hours verbal or written notice to Tenant to exhibit the Premises to prospective purchasers, lenders, a current or prospective Mortgagee or insurers, and to their respective agents and representatives, and, during the last six (6) months of the Term, prospective tenants. Notwithstanding the foregoing, Landlord and Tenant hereby acknowledge and agree that certain spaces of the premises shall be shared by Landlord and Tenant regularly but at different times. In order to accommodate for this shared use Landlord and Tenant hereby agree to the following: (a) Tenant shall ensure the Premises is made ready for Landlord's use on the weekends before Tenant vacates the Premises on Friday, and (b) Landlord shall ensure the Premises is made ready for Tenants use again on starting Monday, before Landlord vacates the Premises on Sunday. Each party agrees that they shall be responsible for

the storing and securing of any materials required for their use of the Premises but remaining in the Premises during the use of the other party. Should additional needs arise outside of this typical arrangement, Landlord and Tenant agree to put forth best faith efforts in coordinating with each other to accommodate any such needs.

12. ALTERATIONS.

12.1 Tenant's Alterations. Tenant shall not make any structural alterations or additions in or about the Premises or Building without Landlord's prior consent which shall not be unreasonably withheld. In addition, Tenant shall not make any non-structural alterations or additions in or about the Premises or Building without Landlord's prior consent, which shall not be unreasonably withheld. The alterations referred to in the previous two (2) sentences shall be referred to collectively as "Alterations." All Alterations approved by Landlord shall be performed: (a) in a good and workmanlike manner and free from defects and liens; (b) substantially in accordance with plans approved by Landlord, and by contractors approved by Landlord; and (c) in compliance with all Legal Requirements, the terms of this Lease and all construction procedures and regulations then prescribed by Landlord.

12.2 Removal of Tenant's Property. Tenant's movable fixtures and movable partitions, telephone, data and computer systems and equipment (and all related wiring and cabling), trade fixtures, inventory, furniture, furnishings and other items of personal property which are removable without material damage to the Premises or the Building ("**Tenant's Property**") shall remain the property of Tenant and Tenant shall remove the same at any time on or before the Lease Expiration Date. Tenant shall repair and restore, in a good and workmanlike manner, any damage to the Premises or the Building caused by Tenant's removal of any Alterations or Tenant's Property and, upon default thereof, Landlord shall have the right to use the Security Deposit for the cost of repairing and restoring such damage and Tenant shall reimburse Landlord for if any such cost is above and beyond the Security Deposit. Any Tenant's Property not so removed shall be deemed abandoned and Landlord may remove and dispose of same in any manner it deems proper, in its sole discretion, and repair and restore any damage caused thereby, at Tenant's cost and without accountability to Tenant, said costs to first be reduced from the Security Deposit. Furthermore, unless Tenant receives written approval from Landlord at the time Landlord approves any Alterations to surrender such Alterations with the Premises, Landlord may, by written notice to Tenant, require Tenant, at Tenant's expense, to remove any Alterations, and to repair any damage to the Premises and/or the Building caused by such removal. All other Alterations shall become Landlord's property upon expiration or earlier termination of this Lease. Tenant's obligations under this Paragraph 12.2 shall survive the expiration or earlier termination of this Lease.

13. LIENS. Tenant shall pay or cause to be paid all costs for work done or claimed to be done by or on behalf of Tenant, or caused to be done by or on behalf of Tenant, in the Premises of a character which will or may result in liens against Landlord's interest in the Premises, the Building or the Land, or any part thereof, and Tenant will keep the same free and clear of all mechanics' liens and other liens on account of work done or claimed to be done for or on behalf of Tenant or persons claiming under Tenant. Should any such liens be filed or recorded against the Premises, the Building or the Land with respect to work performed or

claimed to be performed for, or materials supplied to or on behalf of, Tenant, Tenant shall cause such liens to be released of record within thirty (30) days after notice thereof.

14. ASSIGNMENT AND SUBLETTING.

14.1 Consent Required. Neither Tenant nor its legal representatives or successors in interest shall, by operation of law or otherwise, assign or otherwise transfer this Lease or any part hereof, or the interest of Tenant under this Lease, and the Premises or any part thereof shall never be sublet, occupied or used for any purpose by anyone other than Tenant, without Tenant's obtaining in each instance the prior written consent of Landlord in the manner hereinafter provided. Tenant shall not modify, extend, or amend a sublease previously consented to by Landlord without obtaining Landlord's prior written consent thereto. Tenant shall not mortgage, pledge or otherwise encumber its interest under this Lease without the prior written consent of Landlord, which consent may be withheld for any reason or no reason, in the sole and absolute discretion of Landlord. An assignment of this Lease shall be deemed to have occurred: (i) if in a single transaction or in a series of transactions more than a fifty percent (50%) interest in Tenant, any guarantor of this Lease, or any subtenant (whether stock, partnership interest, interest in a limited liability company or otherwise) is transferred, diluted, reduced, or otherwise affected with the result that the present holder or owners of Tenant, such guarantor, or such subtenant have less than a fifty percent (50%) interest in Tenant, such guarantor or such subtenant or (ii) if Tenant's obligations under this Lease are taken over or assumed in consideration of Tenant leasing space in another office building.

14.2 Procedures. If Tenant should desire to assign this Lease or sublet the Premises (or any part thereof) and, Tenant is not then in default under this Lease, Tenant shall give Landlord written notice no later than sixty (60) days in advance of the proposed effective date of any proposed assignment or sublease, specifying (a) the name and business of the proposed assignee or subtenant, (b) the amount and location of the space within the Premises proposed to be so subleased, (c) the proposed effective date and duration of the assignment or subletting, (d) the proposed rent or consideration to be paid to Tenant by such assignee or subtenant, (e) the proposed use of the proposed assignee or subtenant, and (f) a true and correct copy of the proposed instrument of assignment or proposed sublease. Tenant shall promptly supply Landlord with financial statements and such other information as Landlord may request to evaluate the proposed assignment or sublease. Landlord shall have a period of thirty (30) days following receipt of such notice and other information requested by Landlord within which to notify Tenant in writing that Landlord elects: (i) to terminate this Lease as of the proposed effective date set forth in Tenant's notice, in which event Tenant shall be relieved of all further obligations hereunder as to such space, except for provisions of this Lease which expressly survive the termination hereof; or (ii) to permit Tenant to assign or sublet such space; provided, however, that, if the rent rate agreed upon between Tenant and its proposed subtenant is greater than the rent rate that Tenant must pay Landlord hereunder for that portion of the Premises, or if any consideration shall be promised to or received by Tenant in connection with such proposed assignment or sublease (in addition to rent), then all of such excess rent and other consideration shall be considered Additional Rent owed by Tenant to Landlord (less brokerage commissions, attorneys' fees and other disbursements reasonably incurred by Tenant for such assignment and subletting if acceptable evidence of such disbursements is delivered to Landlord), and shall be paid by Tenant to Landlord, in the case of excess rent, in the same manner that Tenant pays Base

Rent and, in the case of any other consideration, within ten (10) Business Days after receipt thereof by Tenant; or (iii) to refuse, in Landlord's reasonable discretion in accordance with Paragraph 14.5 below, to consent to Tenant's assignment or subleasing of such space and to continue this Lease in full force and effect as to the entire Premises. If Landlord should fail to notify Tenant in writing of such election within the aforesaid thirty (30) day period, Landlord shall be deemed to have elected option (iii) above. Whether or not Landlord grants its consent, Tenant shall reimburse Landlord for all reasonable legal, architectural and engineering fees and any other reasonable costs incurred by Landlord in connection with any request by Tenant for approval of an assignment or subletting and such payment shall not be deducted from the Additional Rent owed to Landlord pursuant to subsection (ii) above. No acceptance by Landlord of any Rent or any other sum of money from any assignee, subtenant or other category of transferee shall be deemed to constitute Landlord's consent to any assignment, sublease, or transfer.

14.3 Effect of Transfer. Any attempted assignment or sublease by Tenant in violation of the terms and provisions of this Paragraph 14 shall be void. In no event shall any assignment, subletting or transfer, whether or not with Landlord's consent, relieve Tenant of its primary liability under this Lease for the entire Term.

14.4 Transfer by Landlord. Landlord shall have the right to sell, transfer, assign, pledge, and convey all or any part of the Building and Land and any and all of Landlord's rights under this Lease. In the event Landlord assigns or otherwise conveys its rights under this Lease, Landlord shall be entirely freed and released from any obligations accruing thereafter under the Lease, and Tenant agrees to look solely to Landlord's successor in interest for performance of such obligations.

14.5 Assignment to Affiliates. Notwithstanding the foregoing provisions hereof, Tenant shall have the right, upon thirty (30) days' prior written notice to Landlord (the "Affiliate Transfer Notice"), to assign this Lease or sublet the Premises, without Landlord's consent, to a corporation into which it is merged or by which it is acquired, or to a corporation, partnership, joint venture or other entity that controls, is controlled by or is under common control of Tenant (a "Tenant Affiliate"), provided that: (a) in the case of a merger, consolidation or acquisition, the Tenant Affiliate shall have the same non-profit purpose and mission for the Charter School and the Tenant's on the date of Landlord's execution of this Lease; (b) in the case of an assignment, the Tenant Affiliate shall unconditionally assume, and shall be deemed to have assumed, this Lease and shall be jointly and severally liable with Tenant for all payments and for the due performance of all terms, covenants and conditions herein contained which are required to be paid and performed by Tenant; (c) no assignment shall be binding upon Landlord unless such assignee shall deliver to Landlord, if requested, an instrument containing a covenant of assumption by such assignee, but the failure or refusal of such assignee to execute the same shall not release either the assignor or such assignee from its liability as set forth herein effective upon the consummation of such assignment; and (d) the Tenant Affiliate must be of a character and reputation, be engaged in a business and propose to use the Premises in a manner in keeping with Landlord's then-current standards in such respect for tenancies in the Building. Tenant shall provide, in the Affiliate Transfer Notice, a financial statement for the Tenant Affiliate, information which demonstrates that the proposed assignment or sublease meets the requirements of this Paragraph 14.5 and such other information as Landlord may reasonably

require to assess compliance with these terms. Notwithstanding the foregoing, such assignment or sublease must not have been entered into, in whole or in part, as a subterfuge to avoid the obligations and restrictions set forth in this Lease. As used in this Paragraph 14.6, the term "control" means, with respect to a corporation, the right to exercise, directly or indirectly, fifty percent (50%) or more of the voting rights attributable to the shares of the controlled corporation and, with respect to any entity that is not a corporation, the possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of the controlled entity. No assignment or subletting permitted by this Paragraph 14.6 shall relieve Tenant of its primary liability under this Lease.

15. DESTRUCTION OR DAMAGE; CONDEMNATION.

15.1 Destruction or Damage. If the Building or the Premises are (a) damaged to where at least fifty percent (50%) of the Building or Premises is unusable, (b) damaged or destroyed by any casualty to the extent that in Landlord's reasonable judgment, repair of such damage or destruction would not be economically feasible, or (c) damaged to the extent that, in Tenant's reasonable opinion the damage cannot be restored within a timeframe reasonable as to not drastically interfere with Tenant's operation of a public charter school, then either Landlord or Tenant shall have the right to terminate this Lease effective as of the date of such destruction or damage by written notice to the other party on or before sixty (60) days following the date of such damage and Rent shall be accounted for as between Landlord and Tenant as of the date of such casualty. Landlord shall not be liable to Tenant for inconvenience, loss of profits, expenses or other damage resulting from the repair of any such damage or from any repair, modification, arranging or rearranging of any portion of the Premises or any part or all of the Building or for termination of the Lease as provided above. Tenant assumes the risk of any and all damage to Tenant's Property and from any casualty whatsoever. If the Premises are damaged by any such casualty or casualties but neither Landlord nor Tenant is entitled to or does not terminate this Lease as provided above, this Lease shall remain in full force and effect, Landlord shall notify Tenant in writing within forty-five (45) days after the date of the damage that the damage will be restored (and will include Landlord's good faith estimate of the date the restoration will be complete), in which case Rent shall abate from the date of such casualty as to any portion of the Premises which is not usable, and Landlord shall restore the Premises (but not the improvements or Alterations therein) to substantially the same condition as before the damage occurred as soon as practicable, whereupon full Rent shall recommence. Notwithstanding the requirements concerning insurance contained herein or in the Lease, Landlord shall be under no obligation, nor shall any such obligation be implied, to repair, reconstruct, rebuild, or otherwise recreate the Premises or the Building in the event of damage or destruction, except and as expressly limited to the actual amount of insurance proceeds actually received by Landlord with respect to any covered loss.

15.2 Condemnation. If the whole of the Land, the Building or the Premises, or such portion thereof as will make the Land, the Building or the Premises unusable for the purposes contemplated hereby in the reasonable judgment of Tenant for their intended purposes, is condemned or taken by any legally constituted authority for any public or quasi-public use or purpose, or by private purchase in lieu thereof ("**Condemnation**"), then in either of said events, Tenant may terminate this Lease by written notice to Landlord and the Term hereby granted shall cease from that time when possession thereof is taken by the condemning authorities, and Rent

shall be accounted for as between Landlord and Tenant as of that date. If a portion of the Building or Premises is so taken, but not such amount as will make the Premises unusable in the reasonable judgment of Tenant for the purposes herein leased, this Lease shall continue in full force and effect and the Rent shall be reduced pro rata in proportion to the amount of the Premises so taken. Tenant shall have no right or claim to any part of any award made to or received by Landlord for such Condemnation, except for (i) an award for any personal property of Tenant so taken, or (ii) an amount awarded for any improvements made by Tenant; and all awards for such Condemnation shall be made solely to Landlord, provided, however, nothing herein shall prevent Tenant from obtaining an expense award that does not diminish Landlord's award.

16. INDEMNIFICATION. Except as to property damage covered by the waiver of subrogation set forth in Paragraph 17.3 of this Lease, Tenant hereby indemnifies Landlord from, and agrees to hold Landlord harmless against, any and all liability for any loss, injury or damage (collectively, a "**Loss**"), including, without limitation, all costs, expenses, court costs and attorneys' fees imposed on Landlord by any person whomsoever, caused by or resulting from: (a) any Loss occurring in the Building; and (b) any Loss occurring in the Premises, the Building or anywhere on the Land that is caused by or results from any act or omission of, or the negligence or willful misconduct of Tenant, its employees, agents or contractors. Except as to property damage covered by the waiver of subrogation set forth in Paragraph 17.3 of this Lease, Landlord hereby indemnifies Tenant from, and agrees to hold Tenant harmless against, any and all liability for any Loss occurring in the Premises or the Building including, without limitation, all costs, expenses, court costs and attorneys' fees imposed on Tenant by any person whomsoever, caused by or resulting from the gross negligence or willful misconduct of Landlord or its employees, agents or contractors. The provisions of this Paragraph 16 shall survive the expiration or earlier termination of this Lease.

17. INSURANCE.

17.1 Landlord's Insurance. Landlord shall obtain and keep in force during the Term of this Lease an insurance policy or policies of Special Form (all risk) coverage, covering loss or damage to the structural portions of the Building and such other insurance in such amounts and with such policy provisions as it shall deem necessary or appropriate. Upon request by Tenant, but no more often than annually, Landlord shall deliver to Tenant a copy of such policy's declaration page evidencing the coverages called for herein.

17.2 Tenant's Insurance. During the Term of this Lease, and any extension or renewal thereof, Tenant, at its sole cost and expense, shall carry and maintain the following occurrence based (not "claims made") policies of insurance without non-standard, special or unusual exclusions or restrictive endorsements unless approved in advance by Landlord in writing, with insurance companies licensed or authorized to do business in the State in which the Premises are located, insuring Landlord, its affiliates, subsidiaries, directors, officers, shareholders, partners, members, and employees (the "**Additional Landlord Parties**"), Tenant, if requested by Landlord, and shall deliver to Landlord a certificate of insurance (ACORD Form 27 or its equivalent) evidencing such coverage both prior to taking possession of the Premises and annually thereafter: (a) property insurance on the Special Form (all risk) (including theft and sprinkler leakage), covering the Premises and Tenant's Property located in the Premises in an amount equal to the full replacement cost of all improvements, alterations and property therein;

(b) Commercial General Liability Insurance on an occurrence form including premises operations, products/completed operations, hazard and contractual coverage with limits of no less than \$1,000,000 per occurrence, \$2,000,000 General Aggregate and \$2,000,000 Completed Operations Aggregate; (c) Workers' Compensation Insurance and employers liability coverage; (d) Sexual Misconduct/Abuse Liability Insurance of not less than \$1,000,000.00 per occurrence; and (e) Educators Legal Liability/Directors and Officers Liability Insurance of not less than \$1,000,000.00 per occurrence. The Commercial General Liability Insurance shall name Landlord and the Additional Landlord Parties, if any, as additional insureds. All insurance required by this Paragraph 17.2 shall provide for thirty (30) days' prior written notice to Landlord, and Mortgagee, if any, before any modification or termination of said insurance. The above-referenced insurance shall be considered primary and non-contributory with coverage provided by Landlord. Landlord reserves the right to require additional coverage and increase limits as industry standards change. Should Tenant engage the services of a contractor, Tenant will make certain that such contractor will carry the insurance required under the applicable provisions of this Lease.

17.3 Waiver of Subrogation. Landlord and Tenant shall each have included in all policies of property insurance, including Special Form, and other property insurance respectively obtained by them covering the Premises, the Building and contents therein, a waiver by the insurer of all right of subrogation against the other in connection with any loss or damage thereby insured against. Any additional premium for such waiver shall be paid by the primary insured. To the full extent permitted by law, Landlord and Tenant each waives all right of recovery against the other (and any officers, directors, partners, employees, agents and representatives of the other), and agrees to release the other from liability, for loss or damage to the extent such loss or damage is covered by valid insurance to the extent of proceeds actually collected, in effect covering the party seeking recovery at the time of such loss or damage or would be covered by the insurance required to be maintained under this Lease by the party seeking recovery. If the release of either party, as set forth above, should contravene any law with respect to exculpatory agreements, the liability of the party in question shall be deemed not released but shall be secondary to the liability of the other's insurer.

17.4 Evidence of Insurance. On or before the Lease Commencement Date and, thereafter, not less than thirty (30) days before the expiration of the insurance policy in question, Tenant shall deliver to Landlord a certificate of insurance issued by the insurer or its agent, together with evidence satisfactory to Landlord of the payment of all premiums for such policy, as to: (a) each policy of insurance required to be maintained by Tenant under this Lease; and (b) upon request of Landlord, each policy of insurance required by this Lease to be maintained by any contractor then performing work on the Premises. Such certificate shall name Landlord and Landlord's managing agent, Mortgagees and others designated by Landlord, as additional insureds.

17.5 Damage or Theft of Tenant's Property. Tenant agrees that all Tenant's Property shall be at the risk of Tenant only and that Landlord shall not be liable for the theft or loss thereof from the Premises, or any damages thereto.

17.6 Failure to Maintain Insurance. Tenant shall pay all premiums and charges for all of said policies, and, if Tenant shall fail to make any payment when due or carry any such

policy, Landlord may, but shall not be obligated to, make such payment or carry such policy, and the amount paid by Landlord, with interest thereon at the Interest Rate, shall be repaid to Landlord by Tenant within ten (10) days following demand therefor, and all such amounts so repayable, together with such interest, shall be deemed to constitute Additional Rent hereunder. Payment by Landlord of any such premium, or the carrying by Landlord of any such policy, shall not be deemed to waive or release the event of default of Tenant with respect thereto.

18. HAZARDOUS MATERIALS.

18.1 Use of Hazardous Materials. Without first obtaining Landlord's written consent, neither Tenant nor any of its agents, employees, contractors, licensees or invitees shall cause or permit any asbestos, polychlorinated biphenyls, oil, gasoline or other petroleum based liquids, any and all materials or substances deemed hazardous, toxic, pollutant, infectious or radioactive, or regulated by environmental laws ("**Hazardous Materials**") to be stored, handled, treated, released or brought upon or disposed of on any part of the Premises, Building or Land except for Hazardous Materials customarily used in general business offices in first-class office buildings, and then only in accordance with any and all Legal Requirements. Tenant shall comply with all Legal Requirements and shall provide Landlord with copies of all permits, notices or other disclosures or documents required by such Legal Requirements.

18.2 Indemnity. Tenant shall indemnify, defend and hold Landlord harmless from and against any and all claims, judgments, damages, penalties, fines, costs (including without limitation, consultants' fees, experts' fees, attorneys' fees, expenses and court costs and costs of any settlement), liabilities (including strict liability) or losses with respect to, or as a direct or indirect result of, the storage, handling, treatment, release, disposal, presence or use of Hazardous Materials in, on or about the Premises, Building or Land by Tenant, its agents, employees, contractors, licensees or invitees from and after the date of this Lease. Tenant agrees to take such steps as are necessary to remediate any Hazardous Materials governed by the terms of this Paragraph 18 in the manner required by any applicable Legal Requirements. The foregoing indemnity shall survive the expiration or earlier termination of this Lease.

19. ESTOPPEL CERTIFICATE. Upon Landlord's request, Tenant shall execute and deliver to Landlord, within ten (10) days from Tenant's receipt of said request: (a) a statement in writing certifying that this Lease is in full force and effect, and setting forth the dates to which the rent and any other charges have been paid, and (b) a statement in writing from any guarantor of this Lease certifying that said guaranty is in full force and effect, and such statements so delivered to Landlord may be relied upon by any prospective purchaser of, or by any holder or prospective holder of a mortgage or other security interest in the Building of which the Premises are a part. Tenant's failure to deliver such statements within such time shall be conclusive upon Tenant that this Lease is in full force and effect, without modification, except as may be represented by Landlord, that there are no defaults in Landlord's performance, and that not more than one (1) month's rental has been paid in advance.

20. DEFAULT. The following shall be deemed events of default under this Lease: (a) Tenant's failure to make any payment of Rent payable under the Lease or any other sum of money due from Tenant hereunder within five (5) days after the date notice of such late payment is received by Tenant; provided, however, if two (2) payments due from Tenant hereunder in any

twelve (12) month period are not made until after notice of such late payment is received by Tenant, then it shall be an event of default hereunder by Tenant if any subsequent payment due from Tenant hereunder in the same twelve (12) month period is not made within ten (10) days after the date when due; (b) any occurrence or event defined as an event of default in this Lease; (c) Tenant's failure to cure a default in the performance of any other covenant or obligation of Tenant under this Lease within a period of fifteen (15) days after notice from Landlord specifying the default [or if the specified default is not capable of cure within such fifteen (15) day period, if Tenant fails immediately after notice from Landlord to commence to cure the default and diligently to pursue completion of the cure during and after the fifteen (15) day period]; and (d) Tenant's vacating the Premises for more than thirty (30) days, except in accordance with an approved assignment or sublease.

21. REMEDIES.

21.1 Landlord's Remedies. If any event of default occurs, Landlord may, without prejudice to Landlord's other rights hereunder and in addition to all other rights and remedies which Landlord may have at law or in equity:

21.1.1 Terminate this Lease, in which event Tenant shall immediately surrender the Premises to Landlord. If Tenant shall fail to do so, Landlord may, without further notice and without prejudice to any other remedy Landlord may have, enter upon the Premises in accordance with all applicable law and expel or remove Tenant and Tenant's effects without being liable for any claim for trespass or damages therefor. Upon any such termination, Tenant shall remain liable to Landlord for damages, due and payable monthly on the day Rent would have been payable hereunder, in an amount equal to the Rent and any other amounts which would have been owing by Tenant for the balance of the Term, had this Lease not been terminated, less the net proceeds, if any, of any reletting of the Premises by Landlord, after deducting all of Landlord's costs and expenses (including, without limitation, advertising expenses and professional fees) incurred in connection with or in any way related to the termination of this Lease, eviction of Tenant and such reletting; and/or

21.1.2 Landlord may at its option, declare the difference, if any, between: (a) the entire amount of Base Rental and Additional Rent which would become due and payable during the remainder of the Term, discounted to present value using a discount rate equal to the "Prime Rate" published in The Wall Street Journal from time to time (adjusted daily) as being the base rate on corporate loans at large U.S. money center commercial banks (the "**Prime Rate**") in effect as of the date of such declaration; and (b) the fair rental value of the Premises during the remainder of the Term (taking into account, among other factors, an assessment of future market conditions for the Premises, the probability of reletting the Premises for all or part of the remainder of the Term, the anticipated duration of the period the Premises will be unoccupied prior to reletting and the anticipated cost of reletting the Premises), also discounted to present value using a discount rate equal to the Prime Rate in effect as of the date of such declaration, to be due and payable immediately and Tenant agrees to pay the same at once, together with all Base Rental, Additional Rent and other sums theretofore due; it being understood and agreed that such payment shall be and constitute Landlord's liquidated damages, Landlord and Tenant acknowledging and agreeing that it is difficult or impossible to determine the actual damages Landlord would suffer from Tenant's breach hereof and that the agreed upon

liquidated damages are not punitive or penalties and are just, fair and reasonable, all in accordance with Georgia law. If Landlord exercises the election set out in this Paragraph 21.1.2, Landlord hereby waives any right to assert that Landlord's actual damages are greater than the amount calculated hereunder; and/or

21.1.3 Enter the Premises in accordance with applicable law and without being liable for any claim for trespass or damages therefor, and, in connection therewith, rekey the Premises, remove Tenant's effects therefrom and store the same at Tenant's expenses, without being liable for any damage thereto, and relet the Premises as the agent of Tenant, without advertisement, by private negotiations, for any term Landlord deems proper, and receive the rent therefor. Tenant shall pay Landlord on demand any deficiency that may arise by reason of such reletting, but Tenant shall not be entitled to any surplus so arising. Tenant shall reimburse Landlord for all costs and expenses (including, without limitation, advertising expenses and professional fees) incurred in connection with or in any way related to the eviction of Tenant and reletting the Premises, and for the amount of any other Rent which would have been due of Tenant to Landlord hereunder if not for certain concessions granted by Landlord to Tenant. Landlord, in addition to but not in lieu of or in limitation of any other right or remedy provided to Landlord under the terms of this Lease or otherwise (but only to the extent such sum is not reimbursed to Landlord in conjunction with any other payment made by Tenant to Landlord), shall have the right to be immediately repaid by Tenant in connection with preparing or improving the Premises to Tenant's specifications and any and all costs and expenses incurred in renovating or altering the Premises to make it suitable for reletting; and/or

21.1.4 As agent of Tenant, do whatever Tenant is obligated to do under this Lease, including, but not limited to, entering the Premises, without being liable to prosecution or any claims for damages, in order to accomplish this purpose. Tenant agrees to reimburse Landlord immediately upon demand for any expenses which Landlord may incur in this effecting compliance with this Lease on behalf of Tenant. Landlord shall not be liable for any damages resulting to Tenant from such action, whether caused by the negligence of Landlord or otherwise.

21.2 Other Remedies. Pursuit by Landlord of any of the foregoing remedies shall not preclude the pursuit of general or special damages incurred, or of any of the other remedies provided herein, at law or in equity.

21.3 Limitation of Remedies. No act or thing done by Landlord or Landlord's employees or agents during the Term shall be deemed an acceptance of a surrender of the Premises. Neither the mention in this Lease of any particular remedy, nor the exercise by Landlord of any particular remedy hereunder, at law or in equity, shall preclude Landlord from any other remedy Landlord might have under this Lease, at law or in equity. Any waiver of or redress for any violation of any covenant or condition contained in this Lease or any of the Rules and Regulations now or hereafter adopted by Landlord, shall not prevent a subsequent act, which would have originally constituted a violation, from having all the force and effect of an original violation. The receipt by Landlord of Rent with knowledge of the breach of any covenant in this Lease shall not be deemed a waiver of such breach.

22. QUIET ENJOYMENT. Landlord covenants that it has the full right and authority to enter into this Lease and that Tenant, while paying the Rent and performing its other covenants and agreements contained in this Lease, shall peaceably and quietly have, hold and enjoy the Premises for the Term without hindrance or disturbance from Landlord, subject to the terms and provisions of this Lease, including the provisions of Paragraph 11.

23. HOLDING OVER. If Tenant remains in possession of the Premises after expiration of the Term hereof, without Landlord's written consent, there shall be no renewal of this Lease by operation of law, but rather it shall be deemed a month to month lease. During any such holdover period, Tenant shall pay holdover rent equal to one hundred and fifty percent (150%) of the last Base Rental and Additional Rent amount due from Tenant prior to such holdover. Tenant shall also be liable to Landlord for all damage which Landlord suffers because of any holding over by Tenant. The provisions of this Paragraph 23 shall survive the expiration or earlier termination of this Lease.

24. NOTICES. Except for legal process, which may also be served as by law provided, any notice or communication required or permitted hereunder shall be in writing and shall be sent either by: (a) personal delivery service with charges therefor billed to shipper; (b) nationally recognized overnight delivery service (such as Federal Express, United Parcel Service, Airborne, etc.) with charges therefor billed to shipper; or (c) United States Mail, postage prepaid, registered or certified mail, return receipt requested. Any notice or communication which cannot be delivered because of failure to provide notice of a change of address as herein provided or for which delivery is refused shall be deemed to have been given and received on the date of attempted delivery. Any notice or communication required or permitted hereunder shall be addressed to Landlord at Landlord's Address for Notices and to Tenant at Tenant's Address for Notices, as set forth on the signature page(s) of this Lease.

25. AGENCY DISCLOSURE. Tenant represents and warrants to Landlord that Tenant has not been represented by any broker or agent in connection with the negotiation, procurement or execution of this Lease which could form the basis of any claim by any such broker or agent for a brokerage fee or commission, finder's fee or any compensation of any kind or nature payable by either Landlord or Tenant in connection herewith. Tenant shall, and hereby agrees to, indemnify, defend and hold Landlord harmless from all costs (including, but not limited to, court costs, investigation costs and attorneys' fees), expenses or liability for commissions or other compensation claimed by any broker or agent with respect to this Lease which arise out of any agreement or dealings, or alleged agreement or dealings, between Tenant and any such agent or broker. The provisions of this Paragraph 27 shall survive the expiration or earlier termination of this Lease. Landlord shall, and hereby agrees to, indemnify, defend and hold Tenant harmless from all costs (including, but not limited to, court costs, investigation costs and attorneys' fees), expenses or liability for commissions or other compensation claimed by any broker or agent with respect to this Lease which arise out of any agreement or dealings, or alleged agreement or dealings, between Landlord and any such agent or broker

26. PARKING AND CARPOOL. Tenant shall have the right to use the parking in front of the Building, as well as what is commonly referred to by Landlord as the "Yellow Remote Lot" as needed. Tenant shall have the right to use the College Street Parking lot entrance and exit for the purpose of a carpool lot/lane.

27. TAXES PAYABLE BY TENANT. Tenant covenants and agrees to be liable for and pay in a timely manner all taxes and assessments levied or assessed against Tenant's Property. In addition to Rent, Tenant shall pay Landlord upon demand, as Additional Rent, for any and all taxes payable by Landlord (other than net income taxes) whether or not now customary or within the contemplation of the parties hereto: (a) upon, measured by or reasonably attributable to the cost or value of Tenant's Property or by the cost or value of any Alterations, regardless of whether title to such Alterations shall be in Tenant or Landlord; (b) upon or measured by the Rent payable hereunder, including, without limitation, any gross income tax, sales tax or excise tax with respect to the receipt of such Rent levied by any taxing authority or any other governmental body having jurisdiction over the Building; (c) upon or with respect to the possession, leasing, operation, management, maintenance, alteration, repair, use or occupancy by Tenant of the Premises or any portion thereof; (d) upon this transaction or any document to which Tenant is a party creating or transferring an interest in the Premises.

28. SIGNAGE. Tenant shall not erect any signage on the Land, the exterior of the Building, or within the Premises if visible from outside the Building without Landlord's prior written consent which shall not be unreasonably withheld. Any such signage shall be subject to all Legal Requirements and Rules and Regulations.

29. FORCE MAJEURE. Whenever a period of time is herein prescribed for action to be taken by Landlord or Tenant, Landlord and Tenant shall not be liable or responsible for, and there shall be excluded from the computation for any such period of time, any delays due to "Force Majeure," which term shall include strikes, riots, acts of God, war, terrorism, bioterrorism or governmental laws, regulations and restrictions, or any other cause of any kind whatsoever which is beyond the reasonable control of Landlord.

30. MISCELLANEOUS. This Lease, including any attachments made a part hereof, contains the entire agreement of the parties and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect. Neither this Lease, nor any memorandum hereof, shall be recorded by Tenant without Landlord's prior written consent to such recording. Tenant agrees to furnish to Landlord, promptly upon demand, appropriate documentation evidencing the due authorization of the individual(s) executing this Lease to enter into this Lease on behalf of Tenant. Time is of the essence of this Lease. All obligations hereunder not fully performed as of the expiration or earlier termination of the Term shall survive the expiration or earlier termination of the Term. If any clause or provision of this Lease is illegal, invalid or unenforceable, then and in that event it is the intention of the parties hereto that the remainder of this Lease shall not be affected thereby. This Lease shall be governed by and construed under the internal laws of the State of Georgia, without regard to the conflicts of laws rules of such state. In any action or proceeding between Landlord and Tenant, the prevailing party shall be entitled to recover all of its costs and expenses in connection therewith, including, but not limited to, reasonable attorneys' fees actually incurred from the non-prevailing party. Neither Landlord nor Landlord's agents or brokers have made any representations, warranties or promises with respect to the Premises, the Building, or the Land except as herein expressly set forth and all reliance with respect to any representations, warranties or promises is based solely on those contained herein. The submission of this Lease to Tenant shall not be construed as an offer and Tenant shall not have any rights with respect thereto unless Landlord executes a copy of this Lease and delivers the same to Tenant. This

Lease shall create the relationship of landlord and tenant between Landlord and Tenant; no estate shall pass out of Landlord; Tenant has only a usufruct, not subject to levy and sale and not assignable by Tenant except by Landlord's consent. Any elimination or shutting off of light, air or view by any structure which may be erected on lands adjacent to the Building shall in no way affect this Lease and Landlord shall have no liability to Tenant with respect thereto. Time is of the essence of this Lease.

31. LIMITATION OF LIABILITY. ANYTHING CONTAINED IN THIS LEASE TO THE CONTRARY NOTWITHSTANDING, TENANT SHALL LOOK SOLELY TO THE ESTATE AND PROPERTY OF LANDLORD IN THE BUILDING FOR THE COLLECTION OF ANY JUDGMENT OR OTHER JUDICIAL PROCESS REQUIRING THE PAYMENT OF MONEY BY LANDLORD FOR ANY DEFAULT OR BREACH BY LANDLORD UNDER THIS LEASE, SUBJECT, HOWEVER, TO THE PRIOR RIGHTS OF ANY MORTGAGEE OR LESSOR OF THE BUILDING. NO OTHER ASSETS OF LANDLORD OR ANY PARTNERS, SHAREHOLDERS, MEMBERS OR OTHER PRINCIPALS OF LANDLORD SHALL BE SUBJECT TO LEVY, EXECUTION OR OTHER JUDICIAL PROCESS FOR THE SATISFACTION OF TENANT'S CLAIM.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

TENANT:

TAPESTRY SCHOOL, INC. dba TAPESTRY
PUBLIC CHARTER SCHOOL CLAYTON

By: _____
Typed Name: _____
Title: _____

Attest: _____
Typed Name: _____
Title: _____

[SEAL]

TENANT'S ADDRESS FOR NOTICES:

With copy to:

Gilbert, Harrell, Sumerford & Martin, P.C.

Attention: _____

LANDLORD:

FIRST BAPTIST CHURCH OF JONESBORO

By: _____

Typed Name: _____

Title: _____

Attest: _____

Typed Name: _____

Title: _____

[SEAL]

LANDLORD'S ADDRESS FOR NOTICES:

First Baptist Church of Jonesboro, Inc.

142 College Street

Jonesboro, Georgia 30236

With copy to:

Hecht Walker Jordan, PC

Attention: Kirby A. Glaze

205 Corporate Center Drive, Suite B

Stockbridge, Georgia 30281

EXHIBIT "A"

DESCRIPTION OF LAND

All that tract or parcel of land lying and being in Land Lot 241 of the 13th District of Clayton County, Georgia, and being more particularly described as follows:

BEGINNING at the northwest corner of the intersection of College Street and St. James Place and running thence west along the north side of College Street 469.4 feet; thence north 2 degrees 57 minutes east 132.85 feet; thence south 86 degrees 53 minutes west 87.2 feet; thence south 2 degrees 51 minutes west 128.1 feet to the north side of College Street; thence west along the north side of College Street 64.5 feet to the east line of lands now or formerly owned by Boak; thence north along said line 185 feet; thence east 270 feet; thence north along the east line of lands now or formerly owned by C. S. Miller a distance of 188 feet to the south side of Church Street; thence east along the south side of Church Street 342 feet to the west side of St. James Place; thence south along the west side of St. James Place 380 feet to the point of beginning.

ALL THAT TRACT or parcel of land lying and being in Land Lot 241 of the 13th District of Clayton County, Georgia, being the property shown on plat for Frank V. Vaughan recorded in Plat Book 2, page 166, Clayton County, Records, and being more particularly described as follows:

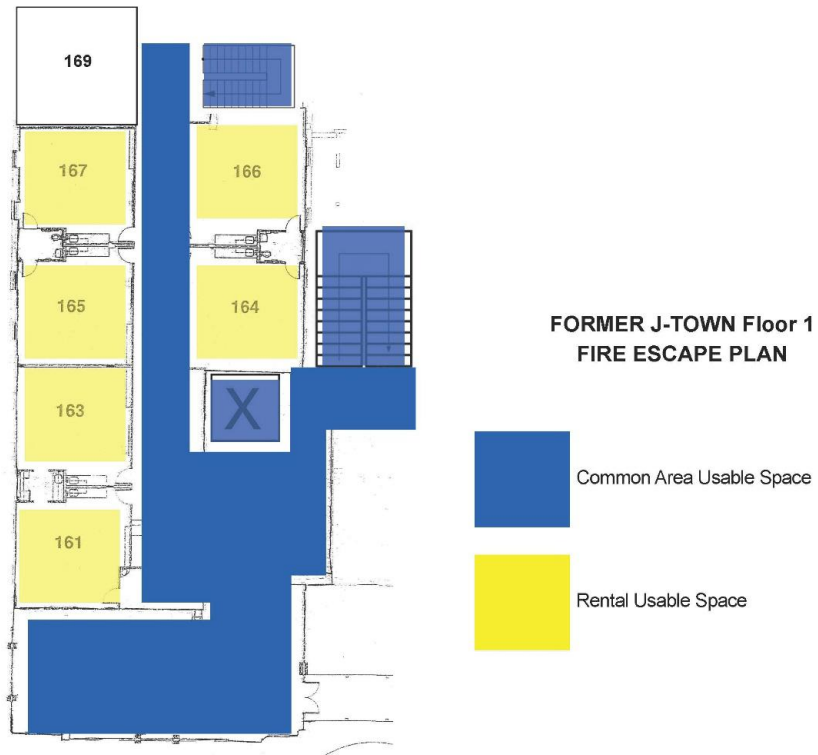
BEGINNING at an iron pin on the north side of Church Street 168 feet west of the northwest corner of Church Street and Sims Street; thence running north along the west line of property of Lee Hutcheson 284 feet to the property of Charles Andrews; thence running west 140 feet to the east line of the D. C. Crowell property; thence running south along the east line of the Crowell property 284 feet to the north side of Church Street; thence running east along the north side of Church Street 140 feet to the Lee Hutcheson property at the point of beginning; this being improved property.

ALSO: ALL THAT TRACT or parcel of land lying and being in Land Lot 241 of the 13th District, Clayton County, Georgia, being the tract shown on plat for C. M. Carnes recorded in Plat Book 1, page 112, Clayton County Records, and being more particularly described as follows:

BEGINNING at a point on the north side of College Street 100 feet, more or less, east of the northeast corner of College Street and St. James Place, said point of beginning, being the southeast corner of Mrs. C. H. Hutcheson homeplace; thence running east along the north side of College Street 100.65 feet to a fence post corner; thence running north 182.3 feet to a fence post corner; thence running west 100.65 feet to the east line of the Hutcheson property; thence south along the east line of the Hutcheson property 182.3 feet to College Street, at the point of beginning; being improved property;

EXHIBIT "B"

FLOOR PLAN OF BUILDING





**FORMER J-TOWN Floor 3
FIRE ESCAPE PLAN**

