

This indenture, made thás 9th day of October, 1967 by and between Willard K. Blewett and Eliza S. Blewett, husband and wife, parties of the first part, Lessors, and Sky Manor Aero Club, Inc., a non-profit corporation under the laws of the State of Minnesota, party of the second part, Lessee.

Witnesseth, That the said parties of the first part, in consideration of the rents and covenants hereinafter mentioned do hereby demise, lease and let unto the said party of the second part, and the said party of the second part does hereby hire and take from the said parties of the first part the following described premises situated in the County of Hubbard, State of Minnesota, namely: those portions of the following described tracts presently laid out and used for airport purposes to-wit: the Southeast Quarter of the Northwest Quarter ( $SE\frac{1}{4}$  of  $NW\frac{1}{4}$ ), the Northeast Quarter of the Southwest Quarter ( $NE\frac{1}{4}$  of  $SW\frac{1}{4}$ ), the Southwest Quarter of the Northeast Quarter ( $SW\frac{1}{4}$  of  $NE\frac{1}{4}$ ) and Government Lots Three (3) and Four (4) in Section Nine (9) Township One Hundred Forty-one (141) Range Thirty-five (35)

To have and to hold the above rented premises unto the said lessee, its successors and assigns for the full term of ninety-nine (99) years from and after the date hereof.

The within lease is contingent upon airport facilities being made available to all of the several owners of lots in the plat of Sky Manor Aero Estates and of the unplatted portions not used for airport purposes but situated in the Southeast Quarter of the Northwest Quarter ( $SE\frac{1}{4}$  of  $NW\frac{1}{4}$ ), the Southwest Quarter of the Northeast Quarter, ( $SW\frac{1}{4}$  of  $NE\frac{1}{4}$ ), the Northeast Quarter of the Southwest Quarter ( $NE\frac{1}{4}$  of  $SW\frac{1}{4}$ ) and Government Lots Three (3) and Four (4) of Section Nine (9), Township One Hundred Forty-one (141) Range Thirty-five (35), Hubbard County,

being given to each of the several owners of platted lots in Sky Manor Aero Estates and other lots subsequently to be laid out in those portions of the tracts as above described not used for airport purposes, to become members of Sky Manor Aero Club, Inc., subject to provisions of its constitution and by-laws.

Said Lessee agrees to and with said Lessors to pay rent for the above mentioned premises at the rate of one dollar (\$1.00) per year during the term of this lease.

It is further agreed that this lease shall be renewable at the option of the Lessee for an additional ninety-nine year term upon the same terms and conditions as herein set forth, notice of intention to renew to be given in writing by Lessee to the then owner of the tracts above described not less than thirty days nor more than one year prior to the expiration of the within lease.

Said Lessee covenants and agrees to and with said Lessors not to assign this lease or underlet the above described premises or any part thereof without first obtaining the written consent of the Lessors, their heirs and assigns, and that said Lessee will at the expiration of the time as herein recited quiet yield and surrender the above described premises to the said Lessors, their heirs and assigns.

And the said Lessors do covenant that the said Lessee on paying the rent and performing the covenants aforesaid shall and may peaceably and quietly have, hold and enjoy the said demised premises for the term aforesaid.

In Witness Whereof, the parties hereto have caused these presents to be executed the day and year first above written.

James A. Wilson  
Bernice S. Hovey  
James A. Wilson  
Bernice S. Hovey

Willard K. Blewett  
Eliza S. Blewett  
SKY MANOR AERO CLUB, INC.  
by C. Henry Kjellberg  
President

STATE OF MINNESOTA

County of Hubbard

On this 31st day of October, 1967 before me, a notary public within and for said County, personally appeared Willard K. Blewett and Eliza S. Blewett, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My Commission expires  
December 17, 1968

James A. Wilson  
James A. Wilson, Notary Public  
Hubbard County, Minnesota

STATE OF MINNESOTA

County of Hubbard

On this 5th day of ~~October~~ <sup>December</sup>, 1967 before me, a notary public within and for said County, appeared C. Henry Kjellberg to me personally known, who, being by me duly sworn, did say that he is the President of Sky Manor Aero Club, Inc., a corporation, that the seal affixed to the foregoing instrument is the corporate seal of said corporation, Sky Manor Aero Club, Inc., and that said instrument was executed in behalf of said corporation by authority of its Board of Directors; and that said C. Henry Kjellberg acknowledged said instrument to be the free act and deed of said corporation.

My Commission expires  
December 17, 1968

James A. Wilson  
James A. Wilson, Notary Public  
Hubbard County, Minnesota