

1. **PREMISES:** The LESSOR in consideration of the terms, conditions and agreements contained herein, and the payment of the Lease Fee to be paid by the LESSEE, hereby leases to the LESSEE, subject at all times to sale, lease and use for mineral or other purposes the following described premises to wit:

Part of the Northwest Quarter of the Northeast Quarter and Government Lot 2, Section 1, Township 115 North, Range 23 West of the 5th Principal Meridian described as follows:

Commencing at the Northwest corner of said Section 1; thence on an assumed bearing of North 89° 49' 04" East along the north line of said Section 1 a distance of 2477.81 feet; thence South 41° 32' 26" East a distance of 445.22 feet to a point hereinafter referred to as "Point A"; thence South 0° 29' 40" East a distance of 1114.36 feet to the point of beginning of the land to be described; thence North 0° 29' 40" West a distance of 1114.36 feet to the said "Point A"; thence South 41° 32' 26" East a distance of 1289.27 feet; thence Southerly a distance of 128.92 feet along a tangential curve concave to the West having a radius of 286.48 feet and central angle of 25° 47' 00"; thence South 15° 45' 26" East tangent to said curve a distance of 80 feet more or less to the shore line of the Minnesota River; thence Westerly along said shore line to the intersection with a line bearing South 11° 34' 40" East from the point of beginning; thence North 11° 34' 40" West a distance of 275 feet more or less to the point of beginning. Said parcel is shown on the attached Exhibit B which is made a part of this lease.

and herein referred to as the "Premises".