

LEASE

This LEASE (this "Lease") is made and entered into as of this 27th day of March 2015, by and between the Metropolitan Park and Recreation District, d/b/a Great Rivers Greenway District a political subdivision of the State of Missouri ("District"), and SP PLUS CORPORATION, a Delaware corporation ("Tenant").

WITNESSETH:

THAT, WHEREAS, the District is the owner of real property hereinafter described; and

WHEREAS, District desires to lease said real property to Tenant, and Tenant desires to lease same from District.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements herein set forth, District and Tenant agree as follows:

1. **PREMISES.** District hereby leases to Tenant certain real property containing a parking lot located at 611 S. 7th Street, St. Louis, MO 63101, having approximately 1,422 parking spaces, with sufficient area for access to each space, as more fully described in Exhibit "A" attached hereto, together with any equipment and improvements thereon, with the exception of the portion of the property which has been and will continue to be leased to a sign company for use as a billboard sign, and with all appurtenances thereto, including, but not limited to, existing rights of ingress and egress onto said premises by motor vehicles and pedestrians from all existing streets (all of which shall hereinafter collectively be referred to as the "**Premises**").

2. **WARRANTIES AND CONDITION.** District warrants and represents that it is the owner of the Premises and has authority to lease the Premises and to execute this Lease. District further warrants and covenants that (a) at the commencement of the term herein the Premises shall be in good condition and repair for use as a parking facility for motor vehicles, (b) the laws and/or ordinances affecting the Premises do not prohibit the uses herein provided, (c) the Premises shall comply with all local, state and federal laws, regulations, ordinances and codes now in effect or which become effective during the term herein, and (d) District has not received any notice and is not aware of any violations of any local, state or federal laws or regulations affecting the Premises, including, but not limited to, the Occupational Safety and Health Act of 1970.

3. **USE.** The Premises shall be used by Tenant as a parking facility for motor vehicles, and other purpose or purposes incidental thereto, including but not limited to, the right to erect, at Tenant's expense, a sign or signs for advertising its business and to place any personal property (including trade fixtures) in or on the Premises. Prior to installation of any such sign, Tenant must obtain approval of the District regarding location and content of the signs.

In the event Tenant desires to utilize all or any part of the Premises for uses other than parking or motor vehicles and activities in connection to that use, Tenant must obtain written

permission from the District before any such activities are commenced. In the event of any such proposed use or activity, the terms and conditions of such use shall be agreed upon by written agreement of the District, and the District and Tenant shall split the revenues collected 50/50.

In the event Tenant is unable, by reason of injunction, to use the Premises for parking of motor vehicles, or in the event such use is or becomes prohibited by ordinance, law, regulation or order, Tenant shall have the right to terminate this Lease, upon giving District at least ten (10) days' notice in writing.

4. **TERM.** The Premises are hereby leased to Tenant for an initial term of five (5) years, commencing on April 1, 2015 (the "**Commencement Date**") and continuing through and including March 31, 2020 (the "**Initial Term**"), unless terminated earlier. Thereafter, this Lease shall automatically renew from year to year under the same terms and conditions unless terminated by written notice sent by either party to the other at least sixty (60) days prior to the end of the Initial Term or any renewal term. Notwithstanding the foregoing, District shall have the right to terminate the Lease after March 31, 2018, for the purpose of development of the Premises into something other than a parking lot or garage, by providing Tenant with a thirty (30) day written notice.

5. **RENT.** Tenant covenants and agrees to pay as rent for the Premises during the term of this Lease the sum of Nine Hundred Fifty-Four Thousand Dollars (\$954,000.00) per year, payable in equal monthly installments of Seventy-Nine Thousand Five Hundred Dollars (\$79,500.00) on or before the 10th day of each month. In the event the term commences on a day other than the first day of the month, the amount for the first month of the term shall be prorated.

6. **INSPECTION.** Tenant hereby grants District the right to inspect the Premises at all reasonable times for the purpose of making repairs thereto, provided, however, District and its employees, agents and representatives shall exercise care in any entry onto and use of any portion of the Premises so as not to interfere with the operations of Tenant, including access to the Premises by parking customers. Should such access be interfered with or prevented or parking space be removed from Tenant's use by the actions of District, its employees, agents, contractors, or representatives, Tenant shall have the right to a reduction in rent in proportion to the loss of parking spaces and/or gross receipts.

7. **INSURANCE.**

- (a) Tenant shall carry and maintain the following insurance coverages:
- (1) Worker's Compensation insurance in compliance with the Worker's Compensation Act of the State of Missouri.
 - (2) Employer's liability insurance on all employees for the Premises not covered by the Worker's Compensation Act, for occupational accidents or disease, for limits of not less than \$1,000,000 for any one occurrence.

- (3) Garage liability or commercial general liability insurance on an occurrence form basis with limits of not less than \$2,000,000 per occurrence with an annual aggregate limit of \$2,000,000 per location.
 - (4) Garage keeper's legal liability insurance (if applicable) insuring any and all automobiles that are parked at the Premises by Tenant's attendants or for which a bailment otherwise is created, with limits of liability not less than \$1,000,000 per occurrence.
 - (5) Automobile liability insurance (if applicable) covering losses for owned, non-owned or hired vehicles including comprehensive and collision coverage with a limit of not less than \$2,000,000 per occurrence.
 - (6) Comprehensive crime insurance including employee theft, premise, transit and depositor's forgery coverage with limits as to any given occurrence of \$1,000,000.
- (b) The liability policies affording the coverages described in Subsections (a)(3), (a)(4) and (a)(5) above shall be endorsed to cover District and its employees, agents, directors and officers as additional insureds.
 - (c) Tenant shall deliver certificates of insurance to District and renewal policies shall be obtained, and certificates delivered to District, at least fifteen (15) days prior to expiration. The certificates of insurance shall state that the issuing company shall endeavor to mail thirty (30) days' prior written notice to the certificate holder should any of the policies be cancelled prior to the expiration date.

8. **TAXES.** District represents the real estate (described as the Premises) is currently exempt from real estate taxes as a result of this ownership by District. District makes no warranties that Tenant's use of the property will not be taxed separately from the real estate. If the District shall assign this lease to another entity and said transfer will cause the real estate to be subject to real estate taxes, no provisions of this lease will obligate Tenant to pay such real estate taxes.

9. **UTILITIES.** District agrees, at its expense, to provide to points of use on the Premises such utilities as Tenant may require. Tenant agrees to pay charges for all electricity, water, sewer, telephone, gas and other utilities consumed by Tenant on the Premises as measured by a meter or sub-meter installed and maintained by District at District's cost.

10. **PERMITS AND LICENSES.** Tenant agrees to obtain all permits or licenses necessary for its operation, and District agrees to assist Tenant in obtaining such permits or licenses upon request. Tenant shall have the right to terminate this Lease without liability hereunder if it is unable to obtain or retain any required permit or license, preventing

commencement or continuation of operations. Such termination shall be effective on the date notice is given.

11. **EMINENT DOMAIN**. In the event the entire Premises shall be taken under any statute or by right of eminent domain, then when possession of the Premises is taken, this Lease shall automatically terminate and the rent shall be adjusted as of the time of such taking. If any portion of the Premises (but not the entire Premises) shall be taken or condemned, then Tenant shall have the right, at its option, to remain in possession of the balance of the Premises, paying rent as mutually agreed upon for the remainder of the term, or to terminate this Lease as of the date of such taking, upon notice in writing to District of such election. District shall notify Tenant immediately upon receiving notice or otherwise becoming aware of the intended taking (in whole or in part), and the actual or anticipated date of taking. In the event of termination of this Lease, Tenant shall thereupon be released from any further liability as of the date of taking. If this Lease is terminated, any rent for the last month of Tenant's occupancy shall be prorated. If Tenant elects to remain in possession of the balance of the Premises, a new rent schedule shall be negotiated between the parties.

If, at the time of total taking, Tenant shall not have been fully reimbursed by District for the unamortized amount of any expenditures for capital improvements, alterations or equipment made to or installed on the Premises by Tenant, District shall and does hereby assign to Tenant so much of such award by the condemning authority as is equal to but not in excess of the unamortized amount of Tenant's said expenditures.

Tenant shall not be entitled to any portion of any award or settlement received from any condemning authority. However, nothing contained herein shall be construed to prevent Tenant from prosecuting any claim directly against the condemning authority for loss of business or amortization of, damage to, or cost of removal, or for value of, Tenant's personal property, provided that no such claim shall diminish or otherwise adversely affect District's award.

Tenant shall have the right to remove any or all of its personal property (including trade fixtures) prior to the date of such taking.

12. **DAMAGE AND DESTRUCTION**. District covenants and agrees that, if the Premises are damaged or destroyed by fire or other casualty, Tenant shall have the right, at its sole option, to elect to (a) terminate this Lease, effective on the date of such damage or destruction, provided twenty percent (20%) or more of the Premises are rendered unusable for the parking of motor vehicles, in which event Tenant shall no longer be liable for rent after such termination and, if advance rent has been paid, District shall refund the pro rata portion thereof upon termination of this Lease; or (b) continue to occupy and use any undamaged part of the Premises which is fully available for use, in which event the parties agree to negotiate a new rent schedule taking into consideration the loss of parking spaces and loss of gross receipts anticipated; or (c) receive an abatement of the rent from the date of such damage or destruction until such time as District has repaired and restored the Premises to the same condition as existed immediately prior to such damage or destruction, without diminution or change of location or size, and delivered same to Tenant.

In the event Tenant elects either options (b) or (c) in the preceding paragraph, it is understood by the parties that time is of the essence and that District will proceed with due diligence to repair and restore the Premises to the condition as existed before such damage or destruction. Tenant's election shall be made by written notice to District within ten (10) days after the date of such damage or destruction and shall be effective as of such date.

13. REPAIR AND MAINTENANCE. Tenant shall, at its expense, repair all damage caused by Tenant's employees, maintain striping, and perform routine touch-up painting on the Premises.

All other maintenance, repair and/or replacement on the Premises shall comply with the Americans with Disabilities Act of 1990 and shall be diligently performed by Tenant, so that the Premises will be in good condition and repair at all times.

Anything in this Lease to the contrary notwithstanding, District agrees that if, in an emergency, it shall become necessary to promptly make any repairs to the property, the District may make such emergency repairs and the actual costs of those repairs will be paid by the Tenant to the contractor making the repairs. Notwithstanding any provision herein, at no time shall Tenant be responsible for repairing a sinkhole or any expense, repair or damage caused by a sinkhole (a collapse of the surface of the Premises due to erosion occurring below said surface) forming at the Premises. Should a sinkhole develop on the Premises, Tenant will immediately notify the District of the existence and location of the sinkhole.

14. PRIME GENERATOR OF GROSS RECEIPTS. The parties hereto acknowledge that a substantial portion of Gross Receipts arises from or is related to customers, patrons, invitees, tenants, visitors and guests generated by the continuing and uninterrupted operation of the St. Louis Cardinals baseball (the "**Generator**"). Consequently, in the event the operation or use of the Generator should cease or move its operations at its current facility adjacent to the Premises, Tenant shall have the option, upon ten (10) days' written notice to District, to terminate this Lease or request District to enter into negotiations in good faith to grant a reduction in Rent in proportion to the loss of Gross Receipts caused by such cessation. If Tenant notifies District that Tenant desires to negotiate a proportionate reduction in rent, District shall enter into negotiations in good faith with Tenant for a period of thirty (30) business days and, if at the expiration of said thirty-day period, the parties have not concluded an agreement and the terms thereof confirmed in writing, Tenant shall have the right to terminate this Lease upon giving District at least ten (10) days' prior written notice of termination, with the fixed rent either (a) abated entirely as of the date of cessation if the Generator's operation completely ceases operation or (b) reduced in proportion to the loss of gross receipts resulting from such partial cessation, for the period commencing on the date of cessation of operations either in whole or in part.

15. INTERFERENCE WITH BUSINESS. If any act or omission of District or District's failure to perform its obligations hereunder creates a condition which interferes substantially with the normal use of the Premises or prevents or substantially reduces access by customers to the Premises, and, as a consequence, Tenant is compelled to discontinue business in

the Premises, in whole or in part, then the rent shall be entirely or proportionately abated (depending upon the nature and/or extent of such interference, prevention or reduction) during the time of such interference with or prevention or reduction of business, but no such abatement shall continue beyond the time that the interference, prevention or reduction no longer exists, regardless of any delay by Tenant in resuming operation of business after that time.

16. **PEACEABLE POSSESSION.** District covenants and agrees that Tenant, upon performing the terms and conditions of this Lease to be performed by Tenant, shall have peaceable and quiet enjoyment and possession of the Premises during the term without interruption by District, its successors, assigns, or any person or company claiming by or through it, or third parties. District further agrees that if Tenant should be made a party in any legal proceeding affecting Tenant's right of continuous and quiet possession, District shall reimburse Tenant for reasonable attorney's fees, expenses and damages incurred by Tenant in defending its rights under this Lease, and any such expense may be applied by Tenant against rent due or to become due.

District agrees to save, defend, indemnify and hold Tenant harmless from any and all actions, causes of action, claims, losses, damages, costs and liabilities arising out of or in any way connected with District's prior use of the Premises or the cancellation or termination of any lease or tenancy of the Premises prior in point of time to this Lease.

17. **INTELLECTUAL PROPERTY.** Tenant hereby grants to District, during the term of this Lease only, a non-assignable, non-exclusive right and license to use Tenant's intellectual property, including but not limited to its trade names, trademarks and any and all on-site parking amenities programs ("**Intellectual Property**"), to the extent related to Tenant's administration, management and operation of the Premises. Upon termination of this Lease for any reason, Tenant shall have the right, at its sole cost and expense, to remove the Intellectual Property from the Premises, and District shall refrain from all further use of the Intellectual Property.

18. **SURRENDER OF POSSESSION.** Upon termination of this Lease, by lapse of time or otherwise, Tenant agrees that it will surrender and deliver to District physical possession of the Premises, together with all improvements and appurtenances therewith in similar condition as the Premises were at the commencement of the Lease.

19. **ASSIGNMENT.** Tenant agrees that it will not assign or transfer this Lease or any interest herein without the prior written consent of District, which consent shall not be unreasonably withheld. However, Tenant is hereby given the right to assign this Lease to an affiliate or to a corporation substantially all of the stock of which is owned by Tenant and/or to collaterally assign or pledge its right, title and interest herein to a financial institution as security for any present or future loans to Tenant.

District agrees not to assign, mortgage, pledge or encumber this Lease or any rents due or to become due hereunder without first obtaining the written consent of Tenant, provided, however, such consent shall not be needed for an assignment of this Lease to a purchaser in connection with a bona fide sale of the Premises. This Lease and Tenant's rights hereunder shall

not be disturbed on account of such sale so long as Tenant keeps and performs its agreements hereunder.

20. **EQUIPMENT AND IMPROVEMENTS.** Tenant is authorized to use the revenue and access control located at the Premises as of the Commencement Date hereof. The parties agree that such revenue and access control equipment belongs to District and title to same shall remain with District throughout the Lease term. District represents and warrants that all such revenue control equipment and systems provided by District that store, process or transmit credit card data, whether in place as of the Commencement Date hereof or subsequently installed by District at the Premises during the term, are and shall be compliant with the Payment Card Industry's Data Security Standard, as currently in effect and as may be amended from time to time during the term ("PCI DSS"). District agrees that any equipment upgrades or replacements undertaken by District or its contractors shall be compliant with the PCI DSS.

Tenant shall, at its expense, resurface the parking lot within the first year of the Initial Term, the cost of which shall be approximately Sixty Thousand Dollars (\$60,000.00). Additionally, Tenant agrees to spend Twelve Thousand Five Hundred Dollars (\$12,500.00) during the Initial Term on landscaping improvements to the Premises. Tenant agrees to maintain landscaping improvements and remove and replace any landscaping improvements that do not survive beyond the Initial Term for the remainder of the lease term.

In addition, Tenant may also install other equipment or improvements which the parties mutually agree should be installed as part of the revenue and traffic control system and operational requirements for the Premises.

Except for Tenant's personal property, including trade fixtures, which may be removed from the Premises by Tenant at the termination of this Lease, title to the equipment and improvements shall vest in District upon installation.

Notwithstanding ownership of such equipment and improvements in District, for the purposes of this Lease, the total cost thereof shall be amortized by Tenant over the Initial Term of this Lease, on a straight-line basis. Should this Lease be terminated for any reason prior to expiration of the amortization period, District shall reimburse Tenant its unamortized cost within ten (10) days after receipt by District of Tenant's statement setting forth the description and cost and the amount due and payable, or Tenant may offset such amount against rent due or to become due.

District covenants and agrees that it will not make or construct any improvements or additions in, on, or over the Premises which reduce the number of parking spaces or prevent access to all parking spaces unless District agrees to a reduction in the rent in proportion to the loss of gross receipts and parking spaces.

21. **TERMINATION.** Either party shall have the right to terminate this Lease upon a breach by the other party of any of the covenants, terms and conditions hereof, provided the defaulting party first receives written notice of such breach and fails to remedy same within thirty (30) days after said notice thereof is received, or fails to commence curing such breach

within said thirty-day period in the event such breach cannot be reasonably cured within thirty days.

Should District default in the payment of real estate taxes or assessments (if any) or in the payment of any mortgage installment, Tenant may, at its option, cure such default and deduct the amount paid from rent due or to become due.

Either party shall also have the right to terminate this Lease in the event the other party files a voluntary petition or similar action in bankruptcy, insolvency, receivership or makes an assignment for the benefit of creditors, which action is not dismissed within sixty (60) days.

So long as Tenant is not in default of this Lease, Tenant shall have the right of first refusal to meet any bona fide offer by a third party to operate the Premises as a pay public parking facility which is received by District during the Initial Term or any extension term of this Lease and is acceptable to District. District, upon its receipt of any such offer and before accepting and executing an acceptance thereof and an agreement incorporating the terms thereof with the offeror, shall provide Tenant with a true and complete copy thereof. Upon receipt of such copy from District, Tenant shall have fifteen (15) days to notify District in writing, that Tenant is willing to meet said offer. If District does not receive such notice within such fifteen-day period, District shall be free to proceed to accept such offer and enter into an agreement incorporating the terms of such offer, provided District notifies Tenant, in writing, as to the effective date of such new agreement, which effective date shall not be any earlier than the expiration date of this Lease.

22. PROHIBITION OF HIRING SUPERVISORY PERSONNEL. Tenant shall provide experienced and qualified supervisory personnel to supervise its operations. District covenants and agrees that it shall not hire such supervisory personnel for a period of six (6) months after the date of termination of this Lease. District and Tenant agree that it would be difficult to ascertain the amount of damages that would result in the breach of this covenant. Therefore, the parties stipulate and agree that Tenant will be compensated in the amount of \$5,000.00 per employee as liquidated damages for each and every employee hired by District prior to the end of the 6-month period agreed to herein.

23. NOTICES. Any notice or communication required to be given to or served upon either party hereto shall be given or served by personal service or express delivery or by mailing the same, postage prepaid, by United States registered or certified mail, return receipt requested, at the following addresses:

TO DISTRICT:	Great Rivers Greenway
	Attn: Executive Director
	6174 A Delmar Blvd.
	St. Louis, MO 63112

TO TENANT: SP Plus Corporation
Attn: Legal Department
507 Mainstream Drive
Nashville, TN 37228

with copy to: SP Plus Corporation
(by regular mail) Attn: Senior Vice President
200 East Randolph Street
Suite 7700
Chicago, IL 60601

Either party may designate a substitute address at any time hereafter by written notice thereof to the other party.

24. **BROKERS**. District and Tenant warrant and represent each to the other that there are no brokers or finders involved in the procurement of this Lease, and each party agrees to indemnify and hold the other party harmless from any claims for commissions or fees.

25. **INTERPRETATION**. This Lease shall be governed by and construed in accordance with the laws of the state wherein the Premises are situated.

26. **RELATIONSHIP**. District shall not, in any event, be deemed to be a partner or joint venturer of Tenant in the conduct of its business. The relationship of the parties hereto shall at all times be solely that of landlord and tenant.

27. **PARTIES BOUND**. This Lease shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, executors, administrators, legal representatives and permitted assigns. This Lease or any modification thereof shall not be binding upon District and/or Tenant in any respect until fully executed by duly authorized officers or principals of both parties.

28. **AUTHORITY**. The individual signing this Lease on behalf of District hereby represents that he or she has been empowered with full authority to act on behalf of District in connection with this Lease, and that execution of this Lease has been duly authorized by District. If this Lease is signed by an agent of District, then the individual signing below on behalf of District's agent hereby represents that he or she has been empowered with full authority to on behalf of said agent in connection with this Lease, and that execution of this Lease has been duly authorized by said agent and by District. The individual signing this Lease on behalf of Tenant hereby represents that he or she has been empowered with full authority to act on behalf of Tenant in connection with this Lease, and that execution of this Lease has been duly authorized by Tenant.

29. **COUNTERPARTS AND DELIVERY OF SIGNATURES**. This Lease may be executed in any number of separate counterparts, each of which shall together be deemed an original, but the several counterparts shall together constitute but one and the same Lease. A facsimile, portable document format (PDF) file or other reproduction of this Lease (or the signature

page of this Lease) may be executed by one or more parties hereto, and an executed copy of this Lease (or the signature page of this Lease) may be delivered by one or both parties by facsimile or by electronic mail in a PDF file or by similar electronic transmission device pursuant to which the signature of or on behalf of such party can be seen, and such execution and delivery shall be considered valid, binding and effective for all purposes. At the written request of either party, the parties agree to execute an original of this Lease with original signatures.

IN WITNESS WHEREOF, the parties hereto have executed this Lease the date first above written.

TWO WITNESSES:

DISTRICT:

Barbara Bernthal
Debra Smith

Great Rivers Greenway
By: Susan H. Trautman
Name: Susan Trautman
Title: Executive Director

TWO WITNESSES:

TENANT:

CHIM DAVE RICZFOYLE
Katie Lee
KATIE LEE

SP Plus Corporation
By: [Signature]
Name: Robert M. Toy
Title: Executive Vice President

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On March 26, 2015 before me, Marjorie Renee Jones / Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Robert M. Toy
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Exhibit "A"

PARCEL NO. 1

A tract of land in City Block 418 of the City of St. Louis, Missouri, and being described as follows:

Beginning at a point on the North line of Cerre Street, 50 foot wide, distant 760.00 feet West of the of West line of Seventh Street, 80 foot wide, as measured along the North line of Cerre Street; thence along the North line of Cerre Street, North 72 degrees 25 minutes 35 seconds West, 533.90 feet to a point 50.00 feet Northeast of the centerline of the most Northern railroad track of the Missouri Pacific Railroad Company; thence North 49 degrees 08 minutes 45 seconds West, parallel to and 50.00 feet Northeast of the centerline of said railroad track, 50.58 feet to the centerline of Eleventh Street, 80 foot wide, vacated under provisions of Ordinance Number 9081 of the City of St. Louis; thence along the centerline of Eleventh Street, North 17degrees 41 minutes 25 seconds East, 327.17 feet to the South line of tract of land condemned for the State Highway Commission of Missouri for highway purposes by the Circuit Court of St. Louis, State of Missouri, Docket Number 74863-E, Division Number 10; thence along said South line South 74 degrees 57 minutes 44 seconds East, 581.28 feet to a point; thence South 17 degrees seconds East, 43 minutes 46 seconds West and parallel to the West line of Seventh Street, 372.88 feet to the Point of Beginning. Excepting that part conveyed to B1 State Development Agency of the Missouri, Illinois Metropolitan District, by Condemnation in Cause number 912-06605.

PARCEL NO. 2

A tract of land in the Eastern part of City Block 418 of the City of St. Louis, Missouri, and being described as follows:

Beginning at the intersection of the West line of Seventh Street, 80 feet wide, and the South line of Poplar Street; thence along the West line of Seventh Street, South 17 degrees 43 minutes 46 seconds West, 400.19 feet to the North line of Cerre Street, 50 feet wide, thence North 72 degrees 25 minutes 35 seconds West along the North line of Cerre Street, 760.00 feet; thence leaving said North line North 17 degrees 43 minutes 46 seconds East and parallel to the West line of Seventh Street, 372.88 feet to the South line of a tract of land condemned for the State Highway Commission of Missouri for highway purposes by the Circuit Court of St. Louis, State of Missouri, Docket Number 74863-E, Division Number 10; thence along said South line the following courses and distances; South 74 degrees 57 minutes 44 seconds East, 103.19 feet, South 17 degrees 34 minutes 25 seconds West, 17.00 feet, South 74 degrees 57 minutes 44 seconds East, 17.00 feet, North 17 degrees 34 minutes 25 seconds East, 39.00 feet to the South line of Poplar Street; thence along the South line of Poplar Street, South 72 degrees 25 minutes 35 seconds East, 640.00 feet to the Point of Beginning.