

This Indenture made and entered into this 22nd day of March 1930, by and Harry J. Tait

between Harry J. Tait of Springfield, Hampden County, Massachusetts, and Springfield Airport and Aeronautical School, Inc. of said Springfield.

to
Springfield Airport
& Aeronautical
School Inc.

Witnesseth: That the said Harry J. Tait does hereby lease, demise and let unto the said Springfield Airport and Aeronautical School, Inc., the land with the buildings thereon situated partly in Springfield and partly in Chicopee, Hampden County, Massachusetts, bounded and described as follows: Beginning at a stone bound in the southeasterly side of Liberty Street at the northwesterly corner of land of Oscar A. Abbe and running thence S. 66-38-55E. by land of said Abbe 240.64 feet to a stone bound thence N. 23-21-05 E. by land of said Abbe 149.74 feet to a stone bound, thence N. 52-47-15W. by land of said Abbe 1.81 feet to the southeasterly side of lot No.13 as shown on plan of Raymond Heights, recorded in the Hampden County Registry of Deeds, book of plans 2, page 181; thence N, 42-04-15 E. by said side of said lot and said line produced 156.42 feet to the northeasterly side of Phillips Street, formerly Phillip Avenue, as shown on said plan; thence N. 47-55-45 W. by the northeasterly side of said street 153.36 feet to the southeasterly side of lot No.6 on said plan; thence N. 42-04-15 E. by the southeasterly side of said lot No.6, 100 feet to land formerly of J. Wm. Cheney as shown on plan recorded in Hampden County Registry of Deeds, book 549, page 603; thence S. 47-55-45 E. by land of said Cheney 117.65 feet to an iron pipe at the southerly side of Ellen Street as shown on said plan,(549-603); thence S. 72-58-45 E. by the southerly side of Ellen Street, 40.70 feet to an iron pipe at the easterly line of Richard Street produced; thence N. 17-01-15 E. by the easterly line

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of Richard Street, 250 feet to an iron pipe at the southerly side of Smith Street as shown on said plan; thence S. 72-58-45 W. by the southerly side of Smith Street, 50 feet to an iron pipe at the easterly line of lot No. 39 produced; thence N. 17-01-15 E. by the easterly line of said lot, 150 feet to an iron pipe at the southwesterly corner of lot No. 22 as shown on said plan; thence S. 72-58-45 W. by a line parallel to and distant southerly 100 feet from the southerly side of William Street, 384.20 feet to an iron pipe at the southeasterly side of Kirby Street (formerly Edward Street) as shown on plan of Prospect Heights, recorded in Hampden County Registry of Deeds, book 559, page 603; thence N. 46-09-15 E. by the southeasterly side of Kirby Street 57.81 feet to an iron pipe at the northwesterly corner of lot No. 44 on said last mentioned plan; thence S. 43-50-45 E. by the southwesterly side of lot No. 44, 100 feet to an iron pipe at the southwesterly corner thereof; thence N. 46-09-15 E. by a line parallel to and distant 100 feet from the southeasterly side of Kirby Street, 910.53 feet to land of Teokla Fitzgerald; thence S. 27-09 E. by land of last mentioned owner, 61.80 feet to an iron pipe; thence N. 56-51-35 E. by land of last mentioned owner, 186.81 feet to an iron pipe in the southwesterly side of St. James Avenue; thence S. 31-33-25 E. by the southwesterly side of said St. James Avenue 78.11 feet to an iron pipe at land of Patrick Delihanty (life interest); thence S. 56-51-35 W. by land of last mentioned owner, 187.13 feet to an iron pipe; thence S. 33-08-25 E. by land of last mentioned owner 59.90 feet to an iron pipe; thence N. 44-26-45 E. by land of last mentioned owner 28.07 feet to an iron pipe; thence N. 67-46-35 E. by land of last mentioned owner 160.27 feet to an iron pipe in the southwesterly side of St. James Avenue; thence S. 31-33-25 E. by the southwesterly side of said St. James Avenue 837.00 feet to an iron pipe at the northeasterly corner of lot No. 51 as shown on plan of St. James Highlands, recorded in Hampden County Registry of Deeds, book of plans 0, page 36; thence S. 46-33-35 W. by the northerly side of said lot No. 51, 113.13 feet to an iron pipe at the northwesterly corner of said lot; thence S. 43-26-25 E. by the westerly side of said lot, 50 feet to an iron pipe at the southwesterly corner of said lot; thence S. 46-33-35 W, 600 feet to the northeasterly corner of lot No. 38; as shown on last mentioned plan; thence S. 43-26-25 E. by the easterly side of lot No. 38 and the easterly side of lot No. 14, 257.76 feet to an iron pipe at land formerly of Felix Kohn; thence N. 45-53-05 E. by the northerly side of land formerly of said Kohn as shown on plan of St. James Gardens, recorded in Hampden County Registry of Deeds, book of plans 4, page 95, 49.48 feet to an iron pipe at the northwesterly corner of lot No. 33 as shown on said plan; thence S. 44-08-25 E. by the southwesterly side of said lot No. 33 and said line produced across land now or formerly of said Kohn; of one Tryon, and of one Ouimette, 527.45 feet to an iron pipe at land formerly of the city of Chicopee; thence S. 43-53-35 W. by said land formerly of said city, 666.77 feet to a stone bound at land of Thomas E. King; thence N. 48-52-25 W. by land of said King, 145.91 feet to a stone bound; thence N. 48-44-25 W. by land of said King, 405.67 feet to a stone bound; thence N. 48-46-55 W. by land of said King 89.23 feet to a stone bound; thence S. 24-23 W. by land of said King 128.38 feet to a stone bound; thence S. 25-06-15 W. by land of said King 112.02 feet to a stone bound at land formerly of the city of Chicopee; thence

S. 72-40-05 W. by land formerly of said City, 1207.86 feet to a stone bound; thence S. 81-04-05 W. by land formerly of said city, 296.43 feet to a stone bound; thence S. 38-32-05 W. by land formerly of said city, 133.82 feet to a stone bound; thence N. 65-23-55 W. by land formerly of said city, 519.95 feet to a stone bound; thence S. 26-14-50 W. by land formerly of said city, 181.56 feet to a stone bound; thence N. 71-05 W. by land formerly of said city, 38.32 feet to an iron pipe in the southeasterly side of Liberty Street; thence N. 21-08-05 E. by the southeasterly side of Liberty Street, 1063.95 feet to a stone bound at an angle in said street; thence N. 23-30-35 E. by said side of said street, 534.63 feet to the stone bound at the point of beginning.

(The terms "Lessor" and "Lessee" wherever the context shall so require or admit, are to be construed so as to embrace the respective heirs, executors administrators, successors and assigns of said Lessor and Lessee.)

To Have and to Hold for the term of two (2) years, from the first day of March, 1930, and ending on the first day of March, 1932, at the rent for said term of \$500 a month, to be paid in equal monthly installments.

And the Lessee hereby covenants and agrees with the Lessor as follows:

That it will pay all water bills or service charges that arise in connection with said premises; that it will keep all plumbing in reasonable repair and in good working order.

That it will not lease, sublet or in any way encumber the said premises without the written consent of the Lessor in writing having first been obtained.

That it will insure the buildings on said premises for the benefit of the Lessor and will keep in good repair all glass on said premises.

That it will be liable for all damages to any person or persons on property which may occur from any cause whatsoever, whether on said premises or on any approaches thereto, whether from any defective condition of the premises or not. And it is expressly understood and agreed that the Lessor makes no representation or warranty concerning the condition of said premises and in no way assumes any liability in connection therewith from any cause.

That at the expiration of said term, or any renewal thereof, the Lessee will quit and surrender the premises hereby demised, in good tenantable repair, reasonable wear and tear and damage by fire and other unavoidable casualties excepted, and to pay the rent as above stated during the term, and also the rent as above stated, for such further term as the Lessee may hold the same, and not make or suffer any waste thereof, and that the Lessor may enter to make improvements, and to expel the Lessee, if it shall fail to pay the rent as aforesaid, or suffer or make any strip or waste thereof.

The Lessee shall be entitled to a renewal for a two year period from and after the expiration of the term hereby demised to be subject to all the terms and conditions herein contained, upon thirty days' written notice of its intention to avail itself of its right to renew this lease;

In Witness Whereof the said Harry J. Tait set his hand and seal and the Springfield Airport and Aeronautical School, Inc. has caused these presents to be signed by Zantford T. Granville its President and Robert H. Granville its Treasurer, and the seal of the said corporation to be hereto annexed by its duly authorized officers.-

Witness:
Helena M. Maher

} Harry J. Tait
Lessor

Vincent J. Zeo
to both

Springfield Airport and Aeronautical
School, Inc. (Corporate Seal)
by Z.T. Granville, Its President
Robert H. Granville, Its Treasurer

Commonwealth of Massachusetts, Hampden ss. Springfield, Mass., January 1930.
Personally appeared the above named Harry J. Tait and acknowledged the foregoing instrument to be his free act and deed, before me,
Helena Mary Maher, Notary Public--My commission expires October 30, 1936.

Springfield, Mass., March 22, 1930.

I, James P. Moriarty, on oath depose and say that I am Clerk of Springfield Airport & Aeronautical School, Inc., a corporation duly organized and existing under the laws of the Commonwealth of Massachusetts having its usual and principal place of business in Springfield, Hampden County, Massachusetts.

I further depose and say that the following is a true and correct record of the votes passed at a Special Meeting of the Board of Directors of said Corporation held at eleven A.M. on March 22nd, 1930:

"Voted: That the President, Zantford T. Granville and the Treasurer, Robert H. Granville, be and they hereby are, authorized and directed to execute and deliver an instrument of lease with Harry J. Tait covering that land in Springfield, Mass., commonly known and designated as Springfield Airport, said land lying between Liberty Street, St. James Avenue, and Carew Street said land being mostly in said Springfield and partly in Chicopee, Massachusetts, said lease yielding and paying five hundred dollars (\$500) monthly for the term of two years, being on condition that the lessee keep said premises in as good condition as the same now are, reasonable use excepted, and save the lessor harmless from any liability of every name, nature and description. Said lease to contain a renewal clause for a like period upon the same terms and conditions.

"Voted: That the Clerk be, and he hereby is, authorized and directed to cause to be attached to said lease and made a part thereof, a true and correct copy, under oath, of this and the foregoing vote, which when recorded with the Registry of Deeds for the County of Hampden, Commonwealth of Massachusetts, shall be conclusive evidence of the power and authority of said President and Treasurer as aforesaid."

There being no further business brought before said meeting, upon motion duly made and seconded, it was unanimously Voted: To adjourn.

A true record, attest:

James P. Moriarty, Clerk (Corporate Seal)

Commonwealth of Massachusetts, Hampden ss. March 22nd, 1930. Then personally appeared the above named James P. Moriarty and made oath that the foregoing instruments subscribed by him are true, before me,

Vincent J. Zeo, Notary Public--My commission expires Mar. 24th, 1933.

Rec'd March 26, 1930 and Reg'd from the original.