

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT LIONS CLUB OF VENEDOCIA, INC., a non-profit corporation organized under the laws of Ohio, Village of Venedocia, County of Van Wert, DEDICATOR, who claims title by or through instrument recorded in Volume 137 Page 903, Van Wert County Recorder's Office, in consideration of One Dollar (\$1.00) and other valuable considerations to it paid by VILLAGE OF VENEDOCIA, its successors and assigns, DEDICATEE, whose address will be Box 464, Van Wert, OH 45891, the receipt hereof is hereby acknowledged, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY to the said DEDICATEE, to have and to hold for the public use forever, as a public park for the community of Venedocia, the following described real estate:

Situated in Village of Venedocia, County of Van Wert, and State of Ohio:

Commencing at an iron rod in concrete at the southwest corner of a tract of ground known as (School Lot) in the Village of Venedocia, Section 18, Jennings Township, Town 3 South, Range 4 East, Van Wert County, Ohio; thence east along the south line of the aforesaid school lot Two Hundred Ninety-six and no/100 (296.00) feet to an iron rod; thence south and parallel to the Township line between York and Jennings Township, Two Hundred Twenty and 75/100 (220.75) feet to an iron rod; thence west and parallel to the south line of the School Lot, Two Hundred Ninety-six (296.00) feet to an iron rod; thence north and parallel to the aforesaid Township line, Two Hundred Twenty and 75/100 (220.75) feet to the place of beginning.

APPROVED
JAMES KELLER
COUNTY ENGINEER

Containing 1.50 acres, more or less, and will be known on the Auditor's Tax Duplicate as Out lot # 2-1 corporation of Venedocia.

Excepting the West 5 feet of the above described parcel as transferred in Volume 181 page 950 and known as the West 5' of out lot 2-1 in the Village of Venedocia.

DEDICATEE, by accepting this dedication, obligates itself to forever preserve and use the land for the purpose listed above, and no other.

and all the Estate, Title and Interest of the said DEDICATOR either in Law or in Equity of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues, and profits thereof: TO HAVE AND TO HOLD the same to the only proper use of the said DEDICATEE, its successors and assigns, and the said DEDICATOR, for itself and its successors and assigns does hereby Covenant with the said DEDICATEE, its successors and assigns, that it is the true and lawful owner of the said premises and has full power to convey the same; and that the title so conveyed is clear, free and unencumbered; AND FURTHER, that it will WARRANT AND WILL DEFEND the same against all claim or claims, of all persons whatsoever;

NUMBER E-183
Amount of Conveyance Exempt
Fee Paid
Nancy Dixon
Van Wert County Auditor

A

IN WITNESS WHEREOF, the said corporation has set its hands by its President, Robert L. Bolton, and its secretary, Jerry Koenig, this 26th day of March, 1998.

SIGNED AND ACKNOWLEDGED IN PRESENCE OF:

(Type or print witness names beneath signatures)

LIONS CLUB OF VENEDOCIA, INC.

Christa R. Bates
Typed Name Christa R. Bates

BY: Robert L. Bolton
Robert L. Bolton - President

Lori L. Jutte
Typed Name Lori L. Jutte

and Jerry Koenig
Jerry Koenig - Secretary

STATE OF OHIO, COUNTY OF VAN WERT, SS:

Before me, a notary public, in and for said State, personally came Robert L. Bolton, President, and Jerry Koenig of LIONS CLUB OF VENEDOCIA, INC., who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said Corporation, and the free act and deed of them personally and as such officers.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.

Lori L. Jutte
NOTARY PUBLIC

Commission Expires: 2/4/02

This instrument prepared by:
Hatcher, Diller & Rice
124 E. Main Street
Van Wert, OH 45891
(419) 238-6621



TRANSFERRED

MAR 27 1998

VAN WERT COUNTY OHIO
AUDITOR

9800001753
Filed for Record in
VAN WERT, OHIO
NANCY HARTING
On 03-27-1998 At 03:47 pm.
WARRANTY D 14.00
Vol. 199 Pg. 597 - 598

9800001753
HATCHER DILLER & RICE

Delia [Signature]

LEASE AGREEMENT

This lease agreement is made and entered into this 26 day of MARCH, 1998, by and between VILLAGE OF VENEDOCIA, of Box 464, Venedocia, OH 45894, hereinafter referred to as LESSOR, and LIONS CLUB OF VENEDOCIA, INC. hereinafter referred to as LESSEE:

LESSOR hereby leases to LESSEE, and LESSEE hereby leases from LESSOR, the building, and property hereinafter referred to as Leased Property, known as LIONS CLUB OF VENEDOCIA, INC., Community Park, Venedocia, Ohio.

The premises are leased for a term of ninety-nine years, commencing June 1, 1998.

LESSEE shall pay LESSOR as rent for the premises the amount of \$1.00 per year to be paid to the Clerk of the Village.

LESSOR shall pay all real estate taxes and assessments during the term of this lease and any renewal thereof. LESSEE will keep the building insured for fire and wind damage and contents. LESSEE will be responsible for building maintenance.

LESSEE shall be responsible for maintaining all equipment.

LESSOR shall pay all charges for snow removal, lawn care and parking lot maintenance. LESSEE is responsible for obtaining insurance coverage on the contents and will maintain premises liability insurance. LESSEE further agrees to hold LESSOR harmless and indemnify LESSOR against any loss and costs of defense in the event any claims are raised against LESSOR.

All changes to the building or additional improvements must be presented in writing and approved by the LIONS CLUB OF VENEDOCIA, INC. prior to any action or modification. The cost of all changes or modifications to the buildings will be the responsibility of the LESSEE.

LESSOR may terminate this lease and bring action under RC Ch 1923 for possession of the premises if, as recited in RC 5321.03:

- a) The LESSEE is in default in the payment of rent;
- b) If the LIONS CLUB OF VENEDOCIA, INC. should dissolve, the lease shall terminate.

LESSEE shall, upon termination of this lease by lapse of time or otherwise, surrender up and deliver the premises together with all improvements in as good order and repair as when first received, reasonable wear and use thereof and damage by fire and elements excepted.

This lease shall not be assigned, transferred or the premises or any part thereof sublet, without the previous written consent of LESSOR. LESSEE shall control use or rent of property, and any proceeds shall go to LESSEE.

It is distinctly understood between the parties hereto that all agreements and understandings of any character heretofore and between them are embodied in this instrument and no change shall be made herein unless the same be in writing and duly signed by the parties hereto in the same manner and form as this lease has been executed.

The terms, conditions and provisions of this lease shall inure to and be binding upon LESSOR and LESSEE and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS THEREOF, LESSOR AND LESSEE have executed this lease the day and year first above written.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Christa R. Bates

LIONS CLUB OF VENEDOCIA, INC.

Roni L. Jutte

By:

Jay Keenig
Secretary

LESSEE

Christa R. Bates

Spida D. Liu

Roni L. Jutte

Douglas B. Ruen-

LESSOR