



WARRANTY DEED AND FIRST REFUSAL OPTION

KNOW ALL MEN BY THESE PRESENTS,

THAT, Charles Tim Tolliver aka Timothy Tolliver aka Charles T. Tolliver, and Judy A. Tolliver aka Judith A. Tolliver, Husband and Wife, GRANTORS, of Athens County, State of Ohio, for valuable consideration paid, grant with general warranty covenants, to Lorick Corporation, an Ohio Corporation, GRANTEE, whose tax mailing address is 615 E. Canal Street, Nelsonville, Ohio 45764, the following real property:

Situated in Lot 1405, 1404 and part of Lot 1403 in Patton and Jackson's Addition to the City of Nelsonville, Ohio and being more particularly described as follows:

Beginning at the southeast corner of said Lot 1405 at an iron pin set; thence along the north line of Jackson Street N 38°47' W 120.70 feet to a drill hole in concrete; thence leaving the street N 51°51' E 45.84 feet to an iron pin set; thence N 38°32'47" W 5.41 feet to an iron pin set; thence N 50°55'42" E 53.14 feet to an iron pin set on the south line of Parkway Drive (now known as Canal Street); thence along the south line S 38°47' E 25.36 feet to the street corner; thence along the public street S 5°47' W 141.08 feet to the point of beginning, containing 7230.45 square feet, and being .0282 acres of Lot Number 1403.

REFERENCE: Volume 338, page 805 and Volume 354, Page 525, Athens County Deed Records.

Also the title to that portion of Harper Street vacated by the City of Nelsonville, by Ordinance No. 10-82 on September 13, 1981, and recorded in Volume 370, Page 497, of the Record of Deeds of Athens County, Ohio.

Also that portion of the Canal Lands deeded to Charles T. Tolliver and Judith A. Tolliver that abutts on and over the above described premises as recorded in Volume 371, Page 345 of the Record of Deeds of Athens County, Ohio.

As a part of the consideration given herein, GRANTORS give to GRANTEE an exclusive irrevocable right of first refusal to match any firm bona fide offer made in writing at arm's length which GRANTORS may receive within five years from the date of the execution of this deed for the purchase of GRANTORS' property adjoining the above-described premises, said adjoining property being a part of Lot 1403 in the Patton and Jackson Addition to the City of Nelsonville, Ohio.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: [Signature]
DATE: 12-3-82

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YORK TWP
Nels.

GRANTORS agree that on receipt of such an offer, they will notify GRANTEE by certified mail at 615 East Canal Street, Nelsonville, Ohio 45764, of such offer and shall enclose a copy of the same. GRANTEE shall then have ten (10) days after receipt of such notice, not counting the day of receiving the notice, within which to notify GRANTORS of the exercise of this option and shall enter into an agreement in writing as soon as reasonably possible therein, but within ten (10) days.

WITNESS our hands this 18th day of September, 1982.

Signed and acknowledged in presence of:

[Signature]
[Signature]

Charles T. Tolliver
Charles Tim Tolliver aka
Timothy Tolliver aka Charles T.
Tolliver

Judy A. Tolliver
Judy A. Tolliver aka Judith A.
Tolliver

STATE OF OHIO

COUNTY OF ATHENS, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Charles Tim Tolliver aka Timothy Tolliver aka Charles T. Tolliver and Judy A. Tolliver aka Judith A. Tolliver who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Athens, Ohio this 18th day of September, A.D. 1982.

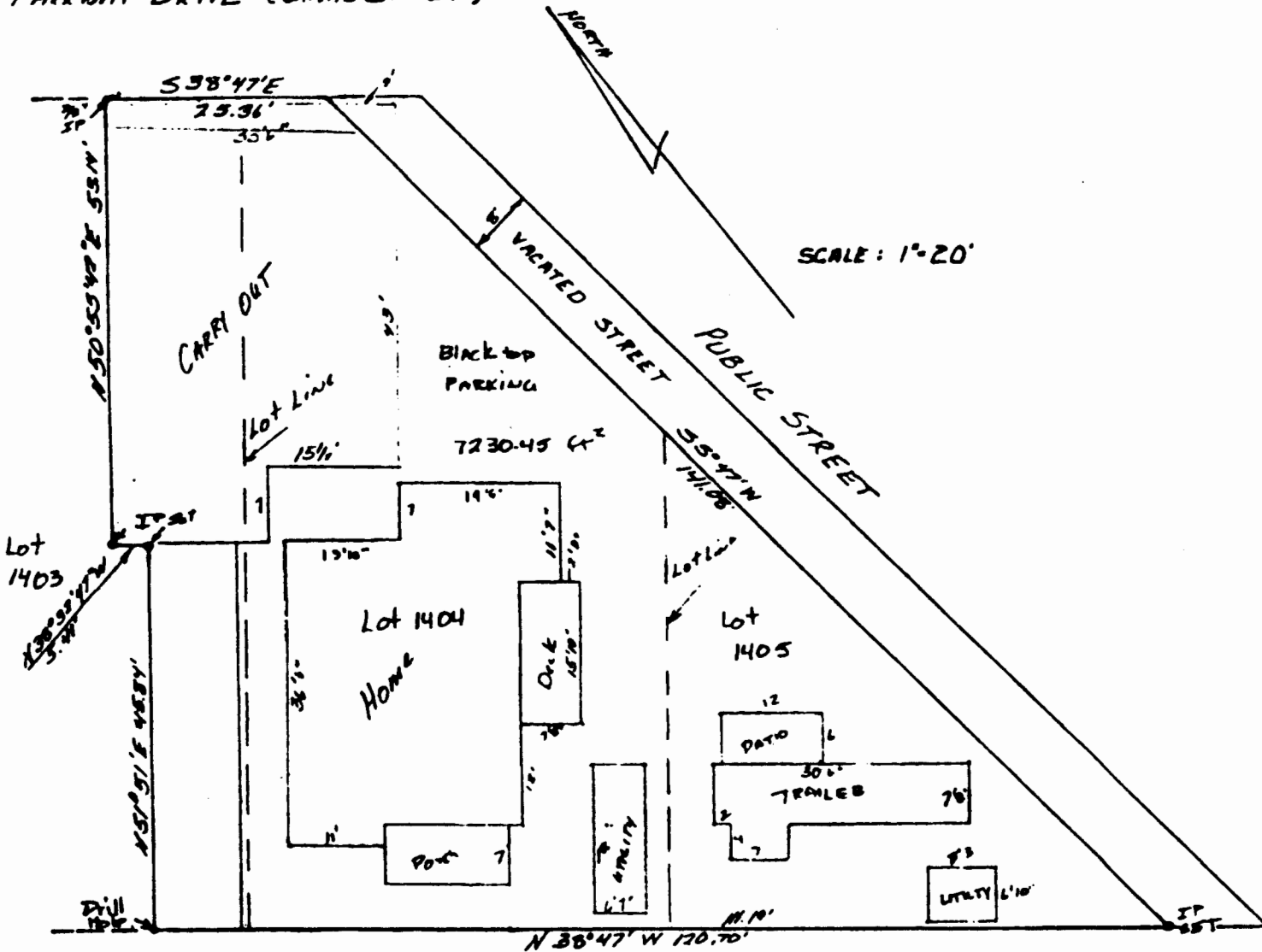
SHEILA GILLETTE
Notary Public, State of Ohio
My Commission Expires May 5, 1983
Commission Recorded in Athens County

Sheila Gillette
Notary Public

(SEAL)

THIS INSTRUMENT PREPARED BY: William A. Lavelle, Esquire, LAVELLE AND GOLDSBERRY COMPANY, Attorneys and Counsellors at Law, A Legal Professional Association, 8 N. Court Street, P. O. Box 661, Athens, Ohio 45701.

PARKWAY DRIVE (CUMAL STREET)



SCALE: 1"=20'

JACKSON STREET

SURVEY OF:
 LOT 1405, 1404, AND PART OF 1403
 IN PATTON AND JACKSON'S ADDITION
 TO NELSONVILLE, OHIO

SURVEYED AUG 9, 1982
 BY GREGORY K. WRIGHT
 REGISTERED SURVEYOR
 S-6535

REVISED 9-15-82

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 Gregory K. Wright