

EXHIBIT A

Premises

Map of premises to be annexed hereto



EXHIBIT B

Use of Premises

The agricultural festival proposed by Tenant would take the form of the annual Monroe County Fair as provided on the site plan annexed hereto. The first area will feature the current horse show arena (Building 6) and the current livestock area (Building 7) in the southeast corner of the site. This area will have entertainment and education events about animals and their important roles in agriculture and the community. The main events will be the 4-H and open-to-all competitions exhibiting horses, beef and dairy cattle, sheep, meat and dairy goats, poultry, and rabbits and covies that will be set up to encourage the public to watch. These exhibits teach the public why these animals are important both through criteria used to judge the entries and also through the informational displays from the exhibitors about their animals. Other events in the animal area will include a petting zoo for children and visits from the Monroe County Dairy Princess and her court to give presentations about dairy farming and the benefits of dairy nutrition. Other events include a display of modern agricultural equipment that the public can view. In addition to the animals and technology of agriculture, the public can see and learn about crops and horticulture in the area immediately northwest of the main entrance. The fair will have a farmer's market along the path by the entrance where the public can meet Monroe County farmers and purchase their local produce. The main food vendors will set up around a fair food court located between the existing four buildings. The fair will have a large central eating tent with picnic tables underneath it, surrounded by the different vendors so families can easily eat together even if individuals want different options for their meals. Near the food court will lie the fair's temporary, portable performance stage, to make it easy for the public to enjoy their meals with some local music acts. The fair will rent and set up the stage part from the food court to create natural seating on part of the grassy lawn area. All of these areas will connect without any artificial barriers to encourage the public to take in all the fair has to offer at their own pace and accommodating the varying interests of different members of families and groups. Other events include three to five kiddie rides or other small rides, carnival games, and similar entertainment.

EXHIBIT B (cont'd)

Site Plan

