

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

PLEASE READ NOTE
THIS MAP WAS PREPARED FROM AN ORTHOPHOTOGRAPHIC AERIAL PHOTO AND MONROE COUNTY TAX MAPS.

GENERAL NOTE
THIS NOTICE IS TO AVOID ANY PROSPECTIVE OWNERS THAT THE PROPERTY DEPICTED ON THIS MAP OR SITE ACTIVITY MAY INVOLVE, BUT ARE NOT LIMITED TO ACTIVITIES THAT CAUSE EROSION, DAMAGE AND DAMAGE TO MONROE COUNTY WATER RESOURCES.

GENERAL NOTES

1. SANITARY WASTE DISPOSAL WILL BE HANDLED THROUGH THE USE OF TEMPORARY ON-SITE RESTROOMS.
2. TEMPORARY WATER SERVICE WILL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE MONROE COUNTY WATER AUTHORITY.
3. ANY COST RELATED TO THE RELOCATION OF UTILITIES NECESSARY FOR THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE LESSEE OR THOSE REQUESTING THE RELOCATION OF THE UTILITY.
4. A SPECIAL PERMIT SHALL NOT BE ISSUED UNTIL ALL REQUIREMENTS AND CONDITIONS ON THE APPROVED PLANS HAVE BEEN COMPLETED.
5. ALL CONSTRUCTION OR IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT DESIGN CODES AND CONSTRUCTION SPECIFICATIONS FOR LAND DEVELOPMENT FOR THE TOWN OF RUSH.
6. THIS PROJECT IS LOCATED IN THE TOWN OF RUSH, MONROE COUNTY, MISSISSIPPI.
7. THIS PARCEL IS NOT WITH A NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) PERMIT. THIS PARCEL DOES CONTAIN FEDERAL WETLANDS.
8. THIS PARCEL IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN (1000 YEAR X 1% FLOOD FROM MAP PROJECTIONS DETERMINED ON 10/15/2009).
9. ANY IMPROVEMENTS, FENCES, PLANTINGS, ETC. SHALL BE PERFORMED WITHIN THE BOUNDARY OF THE PROPERTY OWNERS TO ALL ADJACENT PARCELS. FENCES, PLANTINGS, ETC. SHALL BE MAINTAINED BY THE RESPECTIVE PROPERTY OWNERS.
10. IT IS THE RESPONSIBILITY OF THE LESSEE TO PROVIDE ADEQUATE SOIL EROSION CONTROL DURING CONSTRUCTION. THE LESSEE SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ADJACENT PROPERTY OWNERS. THE MONROE COUNTY FAIR ASSOCIATION IS NOT RESPONSIBLE FOR THE PROTECTION OF THE ADJACENT PROPERTY OWNERS. THE LESSEE SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ADJACENT PROPERTY OWNERS. THE MONROE COUNTY FAIR ASSOCIATION IS NOT RESPONSIBLE FOR THE PROTECTION OF THE ADJACENT PROPERTY OWNERS.
11. THE MONROE COUNTY FAIR ASSOCIATION IS NOT RESPONSIBLE FOR THE PROTECTION OF THE ADJACENT PROPERTY OWNERS. THE LESSEE SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ADJACENT PROPERTY OWNERS.
12. IN A CASE WHERE SOIL DISTURBANCE ACTIVITY HAS BEEN TEMPORARILY OR PERMANENTLY CEASED, TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES SHALL BE INSTALLED AND/OR MAINTAINED WITHIN SEVEN (7) DAYS OF THE CESSATION OF SOIL DISTURBANCE ACTIVITY EXCEPT THE SOIL STABILIZATION MEASURES SELECTED SHALL BE A CONFORMANCE WITH THE MOST RECENT DESIGN CODES AND CONSTRUCTION SPECIFICATIONS FOR LAND DEVELOPMENT FOR THE TOWN OF RUSH.
13. THIS PROPERTY IS LOCATED WITHIN THE TOWN OF RUSH, MONROE COUNTY, MISSISSIPPI.
14. TEMPORARY LIGHTING WILL BE PROVIDED AND DOWNWARD FACING. ALL TEMPORARY LIGHTING TO BE DARK SKY COMPLIANT.

PROJECT INFORMATION

GENERAL INFORMATION

OWNER: TOWN OF RUSH
3977 EAST RIVER RD
RUSH, MS 39441

LESSOR: MONROE COUNTY FAIR ASSOCIATION
20 OFFICE PARKWAY, SUITE 131
PITTSFORD, MS 39441

PARCEL ADDRESS: 6565 EAST RIVER ROAD
RUSH, MS 39441

PARCEL LOCATION: 201.03-1-32

PARCEL SIZE: 201.23 ACRES

PROPOSED CONSTRUCTION: THREE GRASS PARKING AREAS

PROPOSED USE: MONROE COUNTY AGRICULTURAL FAIR

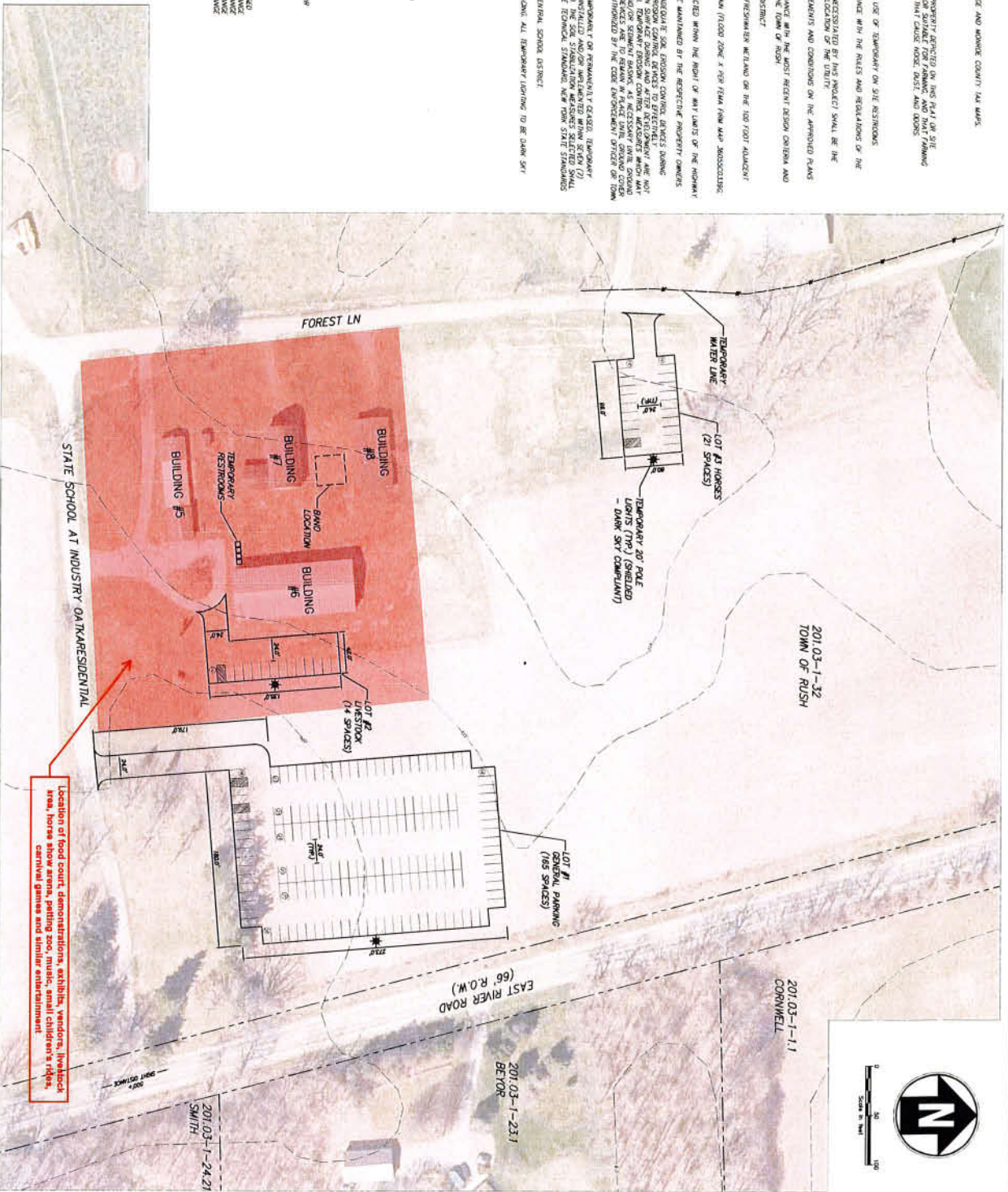
ZONING INFORMATION: R20 - RESIDENTIAL

DISTRICT: R20 - RESIDENTIAL

ZONING REQUIREMENTS: REQUIRED: NO CHANGE
MIN LOT AREA: 10,000 SQ FT
MIN LOT WIDTH: 150 FT
MIN FRONT LOT LINE: 50 FT
MIN FRONT LOT LINE: 50 FT
MIN FRONT LOT LINE: 50 FT
MIN REAR YARD: 25 FT
MIN REAR YARD: 25 FT
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PARKING REQUIREMENTS: 9.71 IF PARKING SPACES
REQUIRED PARKING: 200 VEHICLE SPACES (BASED ON
PEAK PROJECTED ATTENDANCE)

PROPOSED PARKING: 200 LANDSCAPED SPACES



Location of food court, demonstrations, exhibits, vendors, livestock area, horse show arena, petting zoo, music, small children's rides, carnival games and similar entertainment.

<p>C-001</p> <p>Checked By: [] Drawn By: [] Project No: [] Date: []</p>	<p>SITE PLAN</p>	<p>MONROE COUNTY AGRICULTURAL FAIR 6565 EAST RIVER ROAD RUSH, NY 14543</p>	<p>MONROE COUNTY FAIR ASSOCIATION 20 OFFICE PARKWAY, SUITE 131 PITTSFORD, NY 14534</p>	