

EXHIBIT A. LEGAL DESCRIPTION OF LAND.

A BUILDING LEASE AS SHOWN ON THE ATTACHED BUILDING LEASE EXHIBIT OVER A PORTION OF LOTS 3A-4, AND 3A-5 OF BLOCK 1 OF POPELKA COMMERCE CENTER SUBDIVISION, SECOND FILING TOGETHER WITH A PORTION OF LOT 3A-1A OF BLOCK 1 OF THE AMENDED PLAT LOTS 3A-1 AND 3A-3, BLOCK 1 OF POPELKA COMMERCE CENTER SUBDIVISION, SECOND FILING IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA, ACCORDING TO THE OFFICIAL PLATS ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, UNDER THE RESPECTIVE DOCUMENT No.'s 3713010 AND 3766027 BEING MORE PARTICULARLY DESCRIBED WITH THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF POPELKA COMMERCE CENTER SUBDIVISION, SECOND FILING; THENCE N89°43'50"E, A DISTANCE OF 517.31 FEET ALONG THE BOUNDARY COMMON TO LOT 3A-4 OF BLOCK 1 AND TRACT 1 OF C.O.S. 2783 TO THE NORTHWEST CORNER OF THE LEASE BOUNDARY AND THE POINT OF BEGINNING; THENCE N89°43'50"E, A DISTANCE OF 304.49 FEET ALONG SAID BOUNDARY; THENCE S00°16'10"E, A DISTANCE OF 212.69 FEET; THENCE N89°29'26"E, A DISTANCE OF 12.26 FEET; THENCE S00°16'10"E, A DISTANCE OF 75.15 FEET; THENCE S89°50'24"W A DISTANCE OF 316.75 FEET; THENCE N00°16'10"W A DISTANCE OF 287.18 FEET BACK TO THE POINT OF BEGINNING; SAID DESCRIBED BUILDING LEASE CONTAINING 2.031 ACRES (88453 SQUARE FEET), MORE OR LESS.