ply against County and City taxes on the demised premises during the term, such amount to be paid by the Lessee unto the Lessors as follows: Ninety-Four & 66/100 (\$94.66) Dollars on the 1st day of February, 1957, and Ninety-Four & 66/100 (\$94.66) Dollars on the 1st day of each and every month thereafter to and including the 1st day of January, 1962.

In the event the Lessee fails to pay any installment when the same shall have become due and payable, or in the event the Lessee violates any of the terms and conditions of this lease, then the Lessors may, at their option, declare the lease terminated and reenter upon and retake possession of the property.

It is further agreed that if the Lessee should vacate said premises during the continuance or before expiration or legal termination of this lease without the written consent of the Lessors, then the rent for the whole term contracted to be paid thereafter under this agreement shall become immediately due, payable and collectible, anything to the contrary notwithstanding.

Should the Lessee desire at any time during the term of this lease to erect any building or buildings upon the premises, or to pave the whole or any part thereof, or to make any other improvement thereon, then, in such event, the written consent of the Lessors must first be secured and any such improvements as are made by the Lessee are to be made at the sole expense of the Lessee and it is expressly understood and agreed that the Lessors are under no obligation to maintain the premises or to make any improvements thereon during the term of this lease. Such improvements as are made by the Lessee under the conditions stated shall not be removed at the expiration or termination of this lease and shall, at the expiration or termination of this lease, become the property of the Lessors without reimbursement

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