

Lessors hereby expressly covenanting and agreeing that they will at all times maintain and keep open an alleyway leading to the rear of said leased premises.

TO HAVE AND TO HOLD the said premises unto the Lessees for and during the full term beginning August 1st, 1959, and ending July 31st, 1962, reserving unto the Lessors a rental of Two Hundred (\$200.00) Dollars per month payable on or before the first day of each month beginning August 1st, 1959.

The Lessees hereby agree to rent the above described premises for said term and any extension or extensions thereof and hereby covenant to pay as rent therefor a monthly rental of Two Hundred (\$200.00) Dollars, the first of which monthly rental payments shall be due and payable on or before August 1st, 1959. In the event that any monthly rental payment shall be more than fifteen (15) days in arrears, the Lessors may, at their option, declare this lease terminated and take possession of the premises, collecting the rents up to the time of redelivery of possession.

The Lessors agree to keep the outer walls, roof and outside of said building in proper and substantial repair so as to properly protect the Lessees and their property or business to be conducted therein, from loss or damage. It is specifically provided that the Lessors shall repair or replace any broken windows except such as may be broken as a result of an act of negligence of the Lessee or any employee or agent thereof.

The Lessees shall keep the interior of the building (except the windows as hereinabove provided), ceilings and walls, in proper and substantial repair and shall make such minor repairs to the electric wiring and plumbing as may be necessary, and will be responsible for damage done to ceilings, walls and flooring other than normal wear, and after the expiration of this lease, shall redeliver said premises in as good condition as they are now, reasonable wear, damage by fire, windstorm, an act of God or the public enemy along excepted. The Lessees, however, shall