

3. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning **May 1, 1959,** and ending with **March 15, 1966; six years, ten months, 15 days.**

4. The Government shall not assign this lease in any event, and shall not sublet the demised premises except to a desirable tenant, and for a similar purpose, and will not permit the use of said premises by any one other than the Government, such sublessee, and the agents and servants of the Government, or of such sublessee.

5. This lease may, at the option of the Government, be renewed at a rental of **twenty-one hundred (\$2,100.00) per annum, for two five-year consecutive periods,** and otherwise upon the terms and conditions herein specified, provided notice be given in writing to the lessor at least **six (6) months** before this lease ~~would expire~~ ^{or any renewal thereof}. Provided that no renewal thereof shall extend the period of occupancy of the premises beyond the **fifteenth day of March 1976, and subject to the attached tax escalation clause.**

6. The Lessor shall furnish to the Government, during the occupancy of said premises, under the terms of this lease, as part of the rental consideration, the following: **The Lessor shall pay all taxes and shall have this lease duly recorded, and shall properly protect all doors and windows, according to requirements. The Lessor shall furnish lighting fixtures, plumbing and toilet facilities, and gas, water and electric meters, all as now installed in the demised premises; heating fixtures of sufficient size and capacity to heat the premises to 70° Fahrenheit under any weather conditions; and satisfactory sewerage service.**

The Lessor shall keep all items furnished under this paragraph in good repair and proper condition to the satisfaction of the Government, except in case of damage arising from the act or the negligence of the Government's agents or employees.

7. The Lessor shall, unless herein specified to the contrary, maintain the said premises in good repair and tenantable condition during the continuance of this lease, except in case of damage arising from the act or the negligence of the Government's agents or employees. For the purpose of so maintaining the premises, the Lessor reserves the right at reasonable times to enter and inspect the premises and to make any necessary repairs to the building.

8. The Government shall have the right, during the existence of this lease, to make alterations, attach fixtures, and erect additions, structures, or signs, in or upon the premises hereby leased (provided such alterations, additions, structures, or signs shall not be detrimental to or inconsistent with the rights granted to other tenants on the property or in the building in which said premises are located); which fixtures, additions, or structures so placed in or upon or attached to the said premises shall be and remain the property of the

(Continued on Next Page)

Page 2.