

-Page Two-

no/100 (\$14,400.00) Dollars payable at the rate of Two Hundred and no/100 (\$200.00) Dollars per month in advance.

(4) The term of this lease shall begin upon delivery of the premises to Lessee when construction has been completed and the date of such delivery and the commencement of the term of the lease shall be endorsed at the foot hereof and signed by the parties hereto.

(5) It is mutually agreed that the Lessee, accepting the building in its completed condition, shall make no alterations or additions to said building without the written permission of Lessors, and if such are made, same shall be at the expense of Lessee, and any permanent improvements or additions to said building or to the premises thereon shall be and become the property of Lessors at the termination of this lease. It is agreed that Lessors are to be responsible only for the upkeep of the roof and outside walls but are in no wise to be responsible for any damage caused by any defect in the construction or repair of said roof and/or outside walls.

(6) Lessee shall be responsible for the payment of all water and light bills and for the maintenance and repair of the heating plant and air conditioning equipment to be installed in said building. Lessee shall ^{NOT} further be responsible for the breakage of plate glass and other windows in said building.

(7) It is further mutually agreed that should the Lessee default in the payment of the above rents or fail to perform any of the other covenants herein contained that it shall be optional with the Lessors to declare this lease void and repossess said premises without any action at law. Lessee covenants with the Lessors that he will not use or permit said premises to be used for any unlawful purpose or permit thereon anything which will be or become a nuisance, and that they will not permit to be done on said premises anything which may render void or voidable any policy for the insurance of the said premises against fire or other casualty, nor which shall render any increase or extra premium payable for such insurance.

(CONTINUED ON NEXT PAGE)

P.M.V.
C.S.B.
H.S.