

2. COMMENCEMENT OF RENTAL. It is understood that the Tenants shall apply to the proper governmental authority for a liquor license for the purpose of operating a package store on the leased premises. It is further understood that it customarily takes thirty or forty days time in which to secure such a license. It is agreed that the rental shall commence on the first day of the month following the approval of a liquor license by the governmental authorities (example: If the license is approved on October 25, the first rental payment would be due on November 1st). In the event that the Tenants have not obtained a liquor license within 90 days from the date hereof, this agreement shall be null and void.

3. ESCROW DEPOSIT. The Tenants, on the execution of this Lease, hereby deposit with Harry L. Baumgardner, as Agent, the sum of Three Hundred and No/100 - (\$300.00) Dollars which represents the first three months' rental of the subject property. It is agreed that at such time as the first month's rental becomes due and payable, that the said Harry L. Baumgardner as Agent shall send the said three months' rental to the Landlord and that the Tenants shall make their next rental payment on the first day of the fourth month thereafter and shall continue to make their rental payments in the future on a monthly basis.

4. CONTINGENCY OF LEASE. It is agreed that this lease shall be contingent upon the Tenants' securing a liquor license within 90 days from the date hereof authorizing the Tenants to open up a package store on the subject premises. If, for any reason, said license is denied, then, and in that event, this Lease shall be void and the Tenants shall receive back their Three Hundred (\$300.00) Dollars deposit; but, if the license is approved, this lease shall be in full force and effect.

5. PREPARATION OF BUILDING. Tenants agree, at their own expense, to remodel the subject building, including the installation of a front door and windows, and also to paint all as may be necessary in the Tenants' judgment to prepare the building for the general operation of a package store.

(Continued on next page)