

One (1) year each upon the terms and conditions hereinafter set forth. If the Tenant desires to exercise any option hereby granted, he shall give the Landlord notice in writing of his intention so to do, said notice to be sent to the Landlord not less than Thirty (30) days prior to the expiration of this term or the second term of this Lease.

IT IS MUTUALLY COVENANTED AND AGREED that this Lease Agreement is made upon the following terms, covenants, conditions and agreements:

1. That the tenant shall pay to the Landlord for the first Two (2) year term, the sum of One Hundred Seventy-Five and no/100 (\$175.00) Dollars per month due and payable on the first day of each month and that for any succeeding term after the first two years, the Tenant agrees to pay Two Hundred and no/100 (\$200.00) Dollars per month; all payments to be made in advance. If the Tenant shall fail to pay rent within Ten (10) days after notice of default thereof, the Landlord may immediately or at any time thereafter and without demand or notice, enter upon the demised premises, or any part thereof, and repossess the premises, expelling the Tenant and those claiming through or under the Tenant, and may remove the Tenant's effects forceably, if necessary, without prejudice to any remedies which Landlord might have for arrears of rent, and upon such entry, or notice thereof, this Lease shall terminate.
2. Throughout the term of this Lease, or any extension thereof, the Landlord shall at all times maintain the furnace, roof, exterior walls and plumbing in proper working order at his own expense and shall further pay all taxes and insurance upon the land and building.
3. The Tenant agrees to pay all power and water bills and to provide interior maintenance of the building and shall have the right to make minor alterations to the exterior as required by the reasonable use thereof after first having secured permission from the Landlord, which permission shall not be unreasonably denied.
4. The Landlord hereby warrants and certifies that he is lawfully seized of the demised premises, is free and clear of any encumbrances except current County Taxes.

(CONTINUED ON REVERSE)