

June 15, 1955 to June 15, 1956-	- - - - -	-\$155.00 per month
June 15, 1956 to June 15, 1957-	- - - - -	-\$160.00 per month
June 15, 1957 to June 15, 1964-	- - - - -	-\$165.00 per month
June 15, 1964 to June 15, 1975-	- - - - -	-\$200.00 per month

The said monthly rental to be payable on the 20th day of each and every month in advance commencing June 20, 1955.

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It is understood and agreed that the Lessee will, within a reasonable time, place upon the premises improvements including grading and drive-way hard surfacing in an approximate amount of Five Thousand and No/100 Dollars (\$5,000.00), which shall become a part of the realty and will inure to the benefit of the Lessor at the end of the term of this Lease.

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It is understood and agreed that upon the termination of this Lease at the end of the term, any holding over by Lessee shall not be considered as a renewal or extension of this Lease for any period.

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The Lessor agrees to pay all taxes on the land, buildings and improvements thereon. Should the Lessor at any time default in the payment of any taxes, lien, mortgage, or any charge against the premises, then the Lessee may, at its option pay any or all such sum in default and be subrogated to the rights of the lienholder to the extent of said payments thereon. Any payments made by the Lessee for the foregoing reasons may be applied on the rental due or to become due under the terms of this Lease. The Lessee shall pay the taxes on its property and equipment on the leased premises.

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Lessee shall have the right and privilege to assign this Lease and/or sublet said premises, in whole or in part, for the whole or any part of the term of this Lease, upon such terms as to it shall seem best. Any such assignment of Lease or sub-leasing shall be only for the purpose set forth in Paragraph 2 above.

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In the event of the total destruction of the buildings and improvements on the premises by fire, or otherwise, or such partial destruction thereof as will render the same unfit for use and occupancy for the purpose stated in this Lease; provided, such total or partial destruction is not caused by the negligence of the