

hereinafter provided.

The Lessee agrees to take the premises hereinabove described for the term named and to pay the Lessors therefor an annual rental of Six Thousand Dollars (\$6,000.00), payable in equal monthly instalments of Five Hundred Dollars (\$500.00) in advance, beginning January 1, 1956.

The Lessee agrees to take the premises as they now stand unless otherwise stipulated herein, and to use same in the manufacture and sale of leather belting and other textile products.

The Lessee agrees to pay all water, gas, heat and electric power charges used on said premises during the term of this lease, and to keep said premises in a clean and sanitary condition and deliver them at the termination of said lease in as good condition as it finds them.

The Lessors agree that they will keep the roof, side-walls and floors in a good state of repair, and any other repairs of any kind will be made by the Lessee.

The Lessee further agrees that it will not assign said lease or sublet the said premises without first obtaining the written consent of the Lessors.

The Lessee further agrees that it will make no alterations or changes in said premises without first obtaining the written consent of the Lessors.

It is agreed that any additions which shall be made to the premises with the consent of the Lessors, as above provided, shall become a part of the said property and shall belong to said Lessors. However, the Lessee may install such trade fixtures or furnishings as may be necessary to properly conduct its business therein and shall have the right to remove said trade fixtures upon the termination of this lease or any renewal