

Together with the buildings, improvements, and equipment presently thereon or hereafter constructed or installed, and together with all rights, alleys, ways, waters, privileges, advantages, and appurtenances to the same belonging or in anywise appertaining; and together with all Lessor's right, title, and interest in and to all sidewalks, alleys, and street spaces abutting the demised premises.

TO HAVE AND TO HOLD, all and singular, the said premises unto the said Lessee, its successors, assigns, and transferees, for the full term of ten years from this date, and all renewals hereof as herein provided for, yielding and paying therefor at the rate of Eight Hundred Six and 12/100 (\$806.12) Dollars per month, payable monthly in advance on the first day of each month beginning as of the date hereof.

In addition to the above stated amount of monthly rental, the Lessee covenants and agrees to pay for all and complete upkeep, repairs, maintenance, property and other taxes, assessments, and all insurance premiums on all-hazard and comprehensive policies and coverages to the full extent of the full insurable value of the leased premises and properties, as determined by the Lessor, and with insurance companies chosen and designated by the Lessor. The destruction of the leased premises and properties, or any part thereof, shall not terminate this lease agreement, but the proceeds of the above mentioned insurance policies shall, within a reasonable time after any damage or loss in connection with the leased premises or properties, be applied toward the repair and restoration of the same. The Lessee shall pay any and all additional costs of such repairs and restoration over and above the proceeds of said insurance policies.