

heirs, executors, administrators, successors, and assigns, the above stipulated rent in the manner herein required.

IT IS FURTHER AGREED BETWEEN THE PARTIES HERETO THAT:

(1) The Lessee shall not assign or transfer this Lease Agreement nor shall the Lessee sub-let the premises hereinabove described, or any portion thereof, without written permission of the Lessor.

(2) The Lessee shall maintain and repair the exterior of the aforesaid building, to include the roof and outside walls, and the interior of said building, and shall be further responsible for the cleanliness and appearance of the entire property inside and outside.

(3) In the event of the total destruction of the premises by fire or otherwise, this Lease shall cease, and the Lessee shall be liable for the rent only up to the time of such destruction.

(4) The Lessor shall pay all town and county property taxes assessed against the demised property, and the Lessee shall pay all Town, State, and Federal business licenses and taxes assessed thereon, and the insurance premium on a minimum of Fifteen Thousand (\$15,000.00) Dollars, fire and hazard insurance on said building.

(5) The Lessee shall furnish all electricity, gas, heat, water and other incidentals necessary to the proper conduct of his business.

(6) The Lessee shall maintain the premises in good condition and state of repair, and the Lessor shall have the right to enter and inspect said premises at all reasonable times.

(7) In the event that one months rent shall at any-time be in arrears and unpaid, the Lessor shall have the right to terminate this Lease after giving the Lessee thirty days written notice thereof, and it shall be lawful for the Lessor to re-enter and forthwith repossess all and singular the above

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