

The Lessee will, at its own expense, make all repairs and renewals necessary or advisable to keep such premises both inside and outside and all additions thereto from deteriorating in value or condition and the Lessor shall be absolutely exempt from making any repair or renewal or addition to said premises and their appurtenances during the term of this lease.

In addition to the rental to be paid by the Lessee, as aforesaid, said Lessee agrees to pay as part of the rental of said premises all taxes, ordinary as well as extraordinary, of every kind that may be levied upon or assessed against said premises, or any part thereof, during the term of this lease, and all gas, light, heat, and water rates, and during said term, keep said premises adequately insured against loss or damage by fire, and pay the premiums for such insurance; it being the intent hereof that the Lessee shall bear all expense connected with the maintenance of said property, and that the rentals herein reserved shall be net to the Lessor.

At the expiration of this lease the Lessee agrees that the Lessor shall have the right to enter into and upon the land and repossess itself thereof, and that all improvements of whatsoever kind and nature erected upon said land during the life of this lease shall revert to the Lessor and become its property in fee simple without process of law.

If Lessee shall default in the payment of rental or in performance of any other covenant and condition of this lease, and if such default shall continue for thirty days after receipt of written notice of default to Lessee, then the Lessor may, at its option, re-enter and repossess said premises without process of law, and terminate this lease.

IN WITNESS WHEREOF the said Traver Real Estate Co., Lessor, and Traver Motor Co., Lessee, have caused these presents to be executed by their duly authorized officers, and their seals to be hereunto affixed on the date first above mentioned.

In the presence of:

Annice V Greene

Dorothy D. Payne
As to Lessor

Annice V Greene

Dorothy D. Payne
As to Lessee

LESSOR:
TRAVER REAL ESTATE CO. (LS)

By J. R. Traver
President

By Lauchlin L. Traver
Secretary

LESSEE:
TRAVER MOTOR CO. (LS)

By J. R. Traver
President

By Lauchlin L. Traver
Secretary