

(3)

this agreement and the lease hereby made.

The Lessee shall not make any alterations in the building or the premises, without the prior written permission of the Lessor, and the Lessor agrees to keep said building in good repair at all times.

The Lessee shall not assign this lease or sublet the premises without obtaining written permission from the Lessor. After the first thirty (30) days of this lease, the Lessee agrees to keep all equipment in said restaurant and shown on the inventory attached hereto in good condition and the Lessor does hereby assign to the Lessee the equipment shown on the attached inventory for the term of this lease. At the expiration of this lease, the Lessee agrees to return to the Lessor all equipment shown on the attached inventory sheet and if replaced because of ordinary wear and tear, then said additional equipment purchased by the Lessor and all of said equipment shall be in good condition, excepting ordinary wear and tear.

The Lessee further agrees to operate said business on said premises in a lawful and reputable manner.

The Lessor shall pay the county and state taxes which shall from time to time be assessed against the premises, fixtures and furniture located on the leased premises and owned by the Lessor.

IN WITNESS WHEREOF, the parties hereto have hereunto set their Hands and Seals this the day and year first above written.

In the presence of:

<u>Betty R. Painter</u>	<u>Step. Knabick</u> (LS)
<u>John P. Moran</u>	Lessor
	<u>W. L. Witt</u> (LS)
	Lessee

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