

TO HAVE AND TO HOLD the said premises for a period of Five (5) Years, subject to the rentals and conditions hereinafter provided and commencing on the 1st day of November, 1957 and ending on October 31st, 1962, with a rental of ONE HUNDRED AND TWENTY-FIVE (\$125.00) DOLLARS per month, payable on the first day of each and every month for and during the term of this Lease.

It is mutually understood and agreed between the Lessors and the Lessee that this Lease shall not be assigned or transferred unless the Lessee obtains the written consent of the Lessors.

That the said Lessee, for and in consideration of the covenants and agreements contained herein, does hereby covenant and agree to pay to the Lessors, their heirs and assigns, the rentals stipulated herein, for and during the aforementioned period and in the manner herein provided.

It is mutually agreed and understood that the Lessee shall make no repairs at the expense of the Lessors, and that all repairs, alterations and improvements are to be made at the expense of the Lessee.

The Lessee further covenants and agrees:

(a) To pay all gas, electricity, utilities and other services furnished to the demised premises during the term of this Lease, or any renewal hereof.

(b) To pay all costs of repairs, additions or alterations that its agents, servants or employees may contract for.

(c) Not to violate or permit to be violated any of the conditions of any standard insurance policies on said premises, and that the Lessee shall perform and satisfy the requirements of the companies writing such policies.

(d) That upon expiration of any of the within demised periods, all rent due or to become due shall be paid before any property, goods or chattels of the Lessee are removed from said premises.