

(3) Lessee hereby agrees to pay to Lessor for said lease the sum of Sixty (\$60.00) Dollars per month, payable in advance, during the first two years; the sum of Sixty-five (\$65.00) Dollars per month during the subsequent two years; and the sum of Seventy-five (\$75.00) Dollars per month during the last year. The sum of Twenty-five (\$25.00) Dollars toward the payment of the first month's rent, or prorata rent, has been paid and receipt thereof is hereby acknowledged.

(4) Lessee is hereby given the option to renew this lease for an additional period of five (5) years at a rental to be agreed upon between Lessor and Lessee at the time of the exercise of such option.

It is anticipated that Lessee shall place or construct upon said premises certain temporary buildings, including a building for the storage and sale of ice. Such buildings shall remain the property of the Lessee and may be removed from said premises by him at any time prior to the expiration of said lease or any renewal thereof.

Lessee covenants and agrees with the Lessor that he will not use or permit said premises to be used for any unlawful purpose and should said Lessee fail to pay any instalment of rent within thirty days after the same shall become due or fail to perform any of the terms herein, Lessor may declare the rental for the entire term immediately due and payable and proceed to collect same or may declare this lease terminated and take immediate possession of the premises.

IN WITNESS WHEREOF, We have hereunto set our hands and seals the day and year hereinabove first written, binding ourselves, our heirs, executors, administrators and assigns.

Marion Smith

J. P. Thompson (SEAL)  
Lessor

B H Davis

A. E. Bangs (SEAL)  
Lessee