

Said demised premises are leased subject:

1. To any state of facts that an accurate survey may show;
2. To all party walls and all party wall agreements, if any;
3. To any restrictive covenants of record still in force;

TO HAVE AND HOLD the said demised premises, for the term commencing on March 1, 1961, and ending at 12:00 o'clock, midnight, on March 1, 1963, unless sooner terminated, as hereinafter provided, at a rental of Two Thousand Seven Hundred and No/100 (\$2,700.00) Dollars per annum, all of which rent shall be payable in equal monthly installments, in advance, on the first day of each and every calender month, during the said term, and, it is agreed that, at the expiration of the term hereby demised, if this lease shall be in full force and effect and the Lessee shall have complied, in all respects, with the terms, covenants and conditions hereof, the Lessor will, at the option of the Lessee, upon giving Lessor sixty (60) days written notice of its intention to exercise said option prior to March 1, 1963, grant unto the Lessee a renewal of the demised premises for a further term of one (1) year from the date of the expiration of this lease, upon the following terms and conditions:

(a) All of the terms, covenants and conditions herein contained shall apply to such renewal period.

That the Lessor covenants and agrees to the following:

1. To keep the roofs and floors in all buildings situated upon the demised premises in repair during the period of this lease;
2. To pay all taxes, assessments and impositions, of whatsoever character that, during the term of this lease, and during any and all extensions thereof, may be assessed, levied, imposed, or charged upon the said premises, or upon any part, or parts, thereof, by any governmental power, authority, agency, or instrumentality whatsoever;

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