

rental of One Hundred and No/100 (\$100.00) Dollars per month commencing on the 15th day of November, 1962, and on the same day of each and every month thereafter for the term of the lease.

IV.

It is understood and agreed that upon termination of this lease at the end of the term, any holding over by the Lessees shall not be considered as a renewal or extension of this Lease for any period.

V.

The Lessor agrees to pay all taxes on the land, buildings and improvements thereon. The Lessees shall pay all taxes and assessments on their property and equipment on the leased premises, and will keep the building in good condition and repair during the term of the lease.

VI.

The Lessor agrees that the Lessees may not assign, transfer or set over this lease without the consent of the Lessor and may use the premises for any legal purpose provided the same shall not create a nuisance to adjoining property owners or the public.

VII.

It is agreed that the Lessees may place such fixtures within the building and such signs upon the building as may be considered necessary and desirable by the Lessees.

VIII.

The Lessor will maintain whatever insurance he considers necessary upon the building and the Lessees will maintain insurance upon the fixtures and property within the building.

IX.

It is agreed that at the expiration of the said term of this Lease Agreement, the said Lessees, their heirs and assigns, shall and will quietly and peaceably surrender and yield up the said premises unto the Lessor, his heirs and assigns,

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