

installments of Eight Hundred Seventy Five and No/100 (\$875.00) each, due and payable on the first day of each calendar month, commencing May 1, 1963.

3. During the term of said Lease, the Owners shall keep in good order, and be responsible for any damages or repairs to the roof and outside walls of said building.

4. The Tenant agrees as follows:

(a) To pay when due any and all taxes levied upon said premises by any municipal or county authority;

(b) To pay for all utilities, including gas, water, heat, telephone, etc. used in conjunction with, or consumed upon, said premises;

(c) To maintain the interior of said building in good order, paying any and all janitorial service charges in conjunction with said maintenance, and agrees to deliver to the Owners, upon the termination of this Lease, said building in substantially the same condition as of the date of the execution of this instrument, reasonable wear and tear alone excluded;

(d) To keep in good repair and replace all mechanical and electrical equipment used for lights, heating or for air conditioning in and upon said premises;

(e) To keep the outside grounds of said building in a good state of repair and in an orderly and neat condition at all times;

(f) To keep in force and effect at all times full and adequate public liability policy in an amount to be agreed upon by and between the Owners and the Tenant, so as to protect both parties against any claims for personal injuries or damages resulting from use of, or visitation upon, said premises;

(g) To keep in full force and effect full and complete fire, wind-storm with extended coverage insurance in an amount not less

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