

(2) The term of this lease shall be for a period of five (5) years commencing on December 1, 1969, and terminating on November 30, 1974.

(3) The Lessee hereby agrees to pay to the Lessors for the use of said premises a monthly rental of Two Hundred Fifty Dollars (\$250.00) to be payable in advance on the 1st day of each month during the term of said lease.

(4) It is understood and agreed that the Lessors shall maintain the roof and outer walls of the building in which the leased premises are located and that the Lessors will pay all property taxes on said premises and insurance premiums on the building in which the leased premises are located.

(5) In the event the leased premises should be damaged by fire or other causes, the Lessors agree to make repairs within the period of ninety (90) days from the date of such damage or the lease may be terminated at the option of the Lessee, in which event the rent shall be due and payable only up to the date of such damage.

(6) The Lessee shall be responsible for the cost of heat, water, electricity and any other utilities used in connection with the leased premises. Lessee shall also be responsible for the cost of any janitorial services in connection with the upkeep of the premises.

(7) It is understood and agreed that the Lessee will use the premises for the operation of a drug store. It is also understood and agreed that the Lessee shall not sublet or assign this lease except upon the written consent of the Lessors.

(8) The Lessee agrees to maintain and keep in good repair the interior of the premises herein leased and to surrender same to the Lessors upon the expiration of the term of this lease in as good condition as they now exist, reasonable wear and tear excepted.

(9) In the event the Lessee shall be adjudicated bankrupt, either voluntary or involuntary, or make an assignment for the benefit of