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4. The leased properties herein shall be utilized as a restaurant, or any other type business which does not create a nuisance.

5. The term of this lease is from March 2, 1964 until March 2, 1999, it being understood and agreed that all of the building or buildings, with the exclusion of furnishings, will revert to the Lessor.

6. It is understood and agreed by and between the undersigned that the Lessee will pay during the term of the Lease a monthly rental of Four Hundred Fifty (\$450.00) Dollars to the Lessor, between the first and tenth day of each month.

7. The Lessee further agrees to pay, in addition to the above rental, a sum equal to one-sixth of any and all property tax assessed against the leased premises, between the first and tenth day of December of each year. It is mutually agreed between the parties hereto that the Lessee, with the approval of the Lessor, may improve the present building, or erect additions to the building, and that it will be the responsibility of the Lessee to pay any and all additional property taxes assessed against the leased property as the result of any additional building or improvement to building.

8. It is understood and agreed that the Lessee herein assumes full responsibility for any damage to any person or property on the leased premises and agrees to save the Lessor harmless. The Lessee agrees that he will, at his expense, make all necessary repairs to the building situate upon the premises, except as herein specified, and that he will surrender said premises at the end of this lease in as good condition as they were at the beginning, reasonable wear and tear excepted.

9. The Lessor agrees to maintain the roof in good condition during the term of this lease, but shall not be responsible for damage unless it fails to make any repairs after notice of it from the Lessee.

10. The Lessee is to pay all electric current, water, gas, heat, telephone or other utilities used in connection with or upon the said leased premises.

11. It is expressly agreed that if at any time during the period of this lease the Lessee shall be adjudged bankrupt or insolvent or placed in the hands of a receiver, the Lessor may, at its option, declare this lease terminated and cancelled and take immediate possession of the leased premises. Should the Lessee become thirty (30) days in arrears in any rental payment, the Lessor may at its option declare this lease cancelled and take

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