

RENTAL

3. The Tenant hereby covenants and agrees to pay to the Landlord for the initial term, a minimum guaranteed rent of Six Thousand Dollars and No/100 (\$6,000.00) per year to be paid at the rate of Five Hundred Dollars and No/100 (\$500.00) per month, payable in advance on or before the 10th day of each month during the term of this agreement, beginning on the commencement date, to be fixed as hereinafter provided.

For any renewal terms granted above the Tenant agrees to pay to the Landlord a minimum guaranteed rent of Six Thousand Six Hundred Dollars and No/100 (\$6,600.00) per year to be paid at a rate of Five Hundred Fifty Dollars and No/100 (\$550.00) per month.

IMPROVEMENTS

4. Landlord agrees at Landlord's expense to construct an office building on the above described premises, said building to have approximately 1,500 square feet of ground floor space, and to erect and complete said building (which when completed shall constitute the demised premises) in accordance with Mr. E. M. Apperson's letter dated August 2, 1973 to First General Financial Services, which letter has been approved both by the owner and Tenant.

USE OF PREMISES

5. The demised premises may be used by the Tenant for the conduct of a financial loan office. Tenant shall at all times fully and properly comply with all laws, ordinances and regulations of every lawful authority having jurisdiction of said premises.

TAXES AND LIENS

6. The Landlord shall pay all taxes, assessments and other charges which may be levied, assessed or charged against the demised premises, and will make all payments required to be made under the terms of any mortgage or deed of trust which is now or may hereafter become a lien on the demised premises.

The Tenant shall pay all operating license fees for the conduct of its business, and ad valorem taxes levied upon its trade fixtures, inventory and stock of merchandise.

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