

it is understood and agreed that every twelve month period from such commencement date shall constitute a lease year.

4. Rental: The Lessee shall pay to the Lessor an annual rental for the demised premises during the primary term of this lease, which rental shall accrue from the date of the commencement of this term, in an amount equal to Two Thousand Dollars (\$2,000.00) per month, being an aggregate annual rental of Twenty-Four Thousand Dollars (\$24,000.00), payable on the first day of each month in advance, commencing upon the effective date of this lease. Rental for the first and final months of the lease term shall be payable on a pro rata basis.

5. Use of the Premises: The Lessor acknowledges that the Lessee contemplates using the demised premises, and buildings and improvements thereon, for offices, storage, manufacturing, assembling, distribution and preparation of its goods. The Lessee covenants and agrees not to occupy or use the demised premises or permit the same to be occupied or used contrary to any statutes, rules, order, ordinance, requirement or regulation applicable thereto, or in a manner which would constitute a public or private nuisance. The Lessor warrants that the demised premises is appropriately zoned for the above stated use.

6. Maintenance and Repairs: The Lessee covenants and agrees that it will, at its own expense, maintain and promptly repair the roof, exterior and structural portions of the buildings located upon the demised premises, excluding the single-family residential structure used for storage and any repairs caused or necessitated by Lessor. Lessee shall also keep and maintain in good repair the parking lot located on the demised premises. The Lessee covenants and agrees that it will, at its own expense, keep and maintain in good order, condition and repair, the interior of the demised premises and all other portions of the demised premises including plumbing, air conditioning, heating and electrical facilities.

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