

been completed, the Lessee shall pay rent to the Lessor at the yearly rate of Five Thousand (\$5,000.00) Dollars, said rental to be paid in equal monthly installments of Four Hundred Sixteen and Sixty-seven Cents (\$416.67) Dollars per month, payable in advance by the 10th day of each month.

(b) Upon the completion of the new building mentioned hereinabove, the yearly rental shall be increased by an amount equal to ten (10%) per cent of the cost of construction of said building, said rental to be paid in equal monthly installments in advance by the 10th day of each month.

ITEM 4.

The parties hereto hereby agree that this Lease shall be subject to the following terms and conditions:

(a) The Lessor covenants that the Lessee, on paying the rental as provided herein and performing the covenants and conditions of this Lease, shall and may peaceably and quietly have, hold and enjoy the demised premises for the term herein provided.

(b) The Lessee shall, without any previous demand therefor, pay to the Lessor the said rent at the times and in the manner above provided.

(c) The Lessee may sub-let the premises in whole or in part, and if so sub-let, the sub-lessee shall be subject to all the terms and conditions of this Lease, provided, consent of the Lessor is first obtained in writing.

(d) The Lessor shall be responsible for the upkeep and repair of the outside walls, roofs, foundations, and plate glass windows of the building and/or buildings located on the premises. The Lessor shall pay the property taxes and insurance on the premises.

(e) The Lessee shall be responsible for the upkeep and repair of the grounds of the premises surrounding the building and/or buildings, and shall be responsible for the upkeep and repair of the inside of the building and/or buildings of said premises, but no structural changes shall be made to any building without the written consent of the Lessor. The Lessee shall pay all charges for water, gas, electricity and all utilities used in and upon said premises at the termination of this Lease in as good condition as the reasonable use thereof will permit.

(f) The Lessor shall have the right to enter the demised premises at reasonable hours in the day or night to examine the same, or to make such repairs, additions and alterations as he shall deem necessary for the safety, preservation or restoration of said building, or for the safety of the occupants thereof, or to exhibit the same to prospective purchasers insofar as such will

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