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2. TO HAVE AND TO HOLD the said premises with all rights and privileges thereunto belonging for and during the period of twelve (12) years and Six (6) Months, commencing February 1, 1952, and ending July 31, 1964.

3. The Tenants agree to pay to the Landlords for and during the term of this lease, a rental of \$30,000.00, payable \$600.00 upon the execution of this agreement (receipt of which is hereby acknowledged), the balance in monthly installments of \$200.00 on the first day of each month, commencing on June 1, 1952.

4. The Tenants agree to erect upon said premises a building to be used as a drive-in restaurant, which building together with all other improvements installed upon said premises by the Tenants will become the property of the Landlords upon the termination of this lease.

5. The Tenants agree to pay all taxes assessed upon the building and improvements and to keep the same adequately insured throughout the term of this Lease.

6. The Tenants agree that no liquor, wine or beer shall be sold upon said premises without the prior written consent of the Landlords.

7. The Tenants upon notifying the Landlords in writing 60 days prior to expiration, shall have the right to renew this lease for an additional term of five (5) years upon such terms and conditions as may be mutually agreed upon by and between the parties hereto. Should the parties be unable to agree upon the terms of the renewal, the Tenants