

3. The Lessee hereby agrees to pay to the Lessor for said premises the following rental.

A rental of \$15,000.00, payable in installments of \$50.00 per month in advance, on or before the 10th day of each month during said term. Said rental is hereinafter for convenience called "fixed rent".

4. In addition to the said fixed rent hereinabove stipulated, the Lessee agrees that during the term of said Lease he will construct on said premises a concrete block building, approximately 50 feet by 50 feet in size, with a proper and adequate roof and in compliance with the type of building agreed upon between the parties hereto as of the date of this instrument. Lessee further agrees that he will maintain said building and make the necessary repairs to the roof, outer walls and any and all other portions of said building in keeping with the ordinary maintenance and upkeep of a building of like structure, reasonable wear and tear excepted, at his own expense. The Lessee further agrees that he will keep the portion of the building painted and in good repair, for and during the term of this Lease and in the event the building is sub-leased or sub-rented, or any part thereof, that he will be responsible to see that that portion of said building is similarly maintained and cared for.

5. That in consideration of the rentals heretofore specified, the Lessor does hereby give to the Lessee the right and privilege, if he so desires, to sub-lease or sub-rent the premises herein described or any part thereof, upon such terms and conditions as the Lessee may deem advisable, if said terms and conditions do not dissipate any portion of the Lease. However, said privilege of sub-leasing or sub-renting by the Lessee is upon the condition that the Lessee will not lease said building