

machinery in good and efficient working order and condition and to replace all broken or missing parts and if the Lessee does not within sixty days from the date of such notice comply with the requirements thereof as herein set forth, Whitin may cause such machinery to be put in such good and efficient working order and condition and may supply such broken and missing parts and for this purpose Whitin may enter the premises of the Lessee and effect such repairs and the Lessee shall forthwith pay to Whitin the reasonable expense of making such repairs and the cost at the regular prices established by Whitin of all parts, labor and supervision so supplied.

5. RENTAL, TRANSPORTATION AND INSTALLATION

The Lessee shall pay to Whitin as rent for the term of this lease the sum of \$158,500.00 of which 5% shall be payable within 10 days after ascertainment of the commencement of the term of this lease as specified under Paragraph 6 hereof, and 5% shall be paid at the expiration of each three months after the date of said commencement of the term of this lease until said sum shall be paid in full provided, however, no rent shall be considered due until the commencement of the term of the lease shall have been ascertained as specified under said Paragraph 6. If the rent or any part thereof shall not be paid when due hereunder, the Lessee shall pay to Whitin or its assignee interest on such arrears at the rate of six per cent per annum from the date of default in payment until the rent shall be paid together with reasonable charges for collecting such arrears and this shall be in addition to all other remedies which Whitin or its assignee may have against the Lessee for default in payment of rent. Excluding boxing and crating costs, which are to be borne by Whitin all shipping, transportation and delivery charges in connection with the transportation of the leased machines from Whitin's plant to the factory of the Lessee shall be added to and become a part of the first payment of rent required by this paragraph. Whitin, upon the request by the Lessee, will promptly loan to the Lessee competent fitters to supervise the erection in the Lessee's mill or mills of the leased machinery ready for bands and belts, and will not be responsible in any way for said machinery unless such installation is supervised by fitters so loaned. There shall also be added to said first payment of rent and the Lessee shall pay to Whitin all of Whitin's reasonable expenses incurred in such supervision (including payment of wages for the account of each fitter so loaned at the rate per hour in effect at