

to pay Three Hundred and No/100 (\$300.00) Dollars representing rent for Three (3) months in advance which shall be applied to the last Three (3) months of the term of this lease.

IV

It is understood and agreed that upon termination of this lease at the end of the term, any holding over by the Lessee shall not be considered as a renewal or extension of this Lease for any period.

V

The Lessor agrees to pay all taxes on the land, buildings and improvements thereon and further agrees to keep the outside of the building in good condition and repair during the term of the lease. The Lessee shall pay all taxes and assessments on its property and equipment on the leased premises, and will keep the interior of the building in good condition and repair during the term of the lease.

VI

The Lessor agrees that the Lessee may not assign, transfer or set over this lease without the consent of the Lessor and may use the premises for any legal purpose provided the same shall not create a nuisance to adjoining property owners or the public.

VII

It is agreed that the Lessee may place such fixtures within the building and such signs upon the building as may be considered necessary and desirable by the Lessee.

VIII

The Lessor will maintain whatever insurance he considers necessary upon the building and the Lessee will maintain insurance upon the fixtures and property within the building.

IX

It is agreed that at the expiration of the said term of this Lease Agreement, the said Lessee, its successors and assigns, shall and will quietly and peaceably surrender and yield up the said premises unto the Lessor, his heirs and assigns, in as good order and condition as the same now are, reasonable use and wear excepted.

X

It is agreed that the Lessee shall have the right to remove all