

the party of the second part will quit and surrender the premises hereby leased in as good state and condition as reasonable wear and tear thereof will permit, damage by the elements excepted; and the party of the first part covenants with the said party of the second part that the said party of the second part, on paying the stipulated rents and performing the said covenants on his part, shall and may peaceably and quietly have, hold and enjoy the leased premises during the term aforesaid.

6. The party of the second part accepts the said building as the same now is, together with the air-conditioning unit and heating system, and said party of the second part agrees that the same are now in good repair, and that said party of the second part will keep said building and aforesaid fixtures, or any other fixtures, in good repair on the premises, it being expressly understood and agreed that the repair of the roof and outside walls shall be maintained in good repair by the party of the first part.

7. If fire or other casualty, not caused by the carelessness, negligence, or improper conduct of the part of the second part, his agents or servants, shall render the premises unsuitable for occupancy, then in such event this lease shall be terminated and come to an end.

8. It is understood and agreed that the party of the first part may enter on the premises at any reasonable time to inspect said premises.

9. This agreement contains the entire contract between the parties, and said agreement is binding on the parties hereto, and their legal representatives.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 22nd day of March, 1960.

IN THE PRESENCE OF:

Mary S. Phillips
[Signature]

[Signature] (SEAL)
PARTY OF THE FIRST PART.

[Signature] (SEAL)
PARTY OF THE SECOND PART.

(Continued on Next Page)