

payable in equal successive monthly installments of One Hundred Seventy-five (\$175.00) Dollars per month in advance, commencing October 1, 1965, and continuing on the first day of each month thereafter through September, 1970. It is agreed that during any renewal or extension of this lease the Lessee may make the monthly rental payments to GUY B. FOSTER in the same manner provided for in the initial term of this lease. It is further agreed that upon receipt by the Lessor from the Lessee of written notice to renew and extend the term of this lease as above provided, Lessor will immediately take all necessary steps to renew and extend the term of its lease with said GUY B. FOSTER for a like term.

4. In case said building or lot shall be damaged by fire, casualty, or the elements, the Lessor agrees at its expense to take immediate steps to demand and enforce upon said GUY B. FOSTER, his heirs and assigns, his obligation under his lease with the Lessor that said building be repaired or rebuilt as speedily as possible at said GUY B. FOSTER'S expense, and until such repairs have been made, or said building rebuilt, the rent above provided for shall be abated and cease until said building is again ready and suitable for use and occupancy by the Lessee. It is agreed that the said Lessor's lease with said GUY B. FOSTER requires, in the event that said GUY B. FOSTER be compelled to erect a new building, said new building is to be substantially the same as the one destroyed.

5. The Lessee shall furnish at its own expense all water, power, heat and lights used upon the leased premises.

6. This lease shall not be assigned by the Lessee nor the premises sublet by the Lessee without first obtaining the Lessor's consent in writing.

7. The Lessee may purchase or otherwise acquire and install

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