

3. The term of this Lease shall begin upon the completion of said building and shall continue for a period of five years thereafter, with the option in the Tenant to renew this Lease for three additional periods of five years each on the same terms and conditions upon giving to the Landlord written notice of his intention to do so ninety (90) days prior to each expiration period.

4. The Tenant agrees to pay to the Landlord for and during the term of this Lease a rental of Ninety and No/100 (\$90.00) Dollars per month for the first twelve months and thereafter a monthly rental of One Hundred Thirty-Five and No/100 (\$135.00) Dollars per month for the remaining four years and for any renewal or extension thereof; said payments to be made on the first day of each lease month in advance.

5. The Tenant agrees to use the said land and building for the maintenance of an office for the practice of medicine and for no other use and that he will not use or permit said premises to be used for any unlawful purpose nor permit anything thereon which may be or may become a nuisance, and that he will not do or permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire, and the Tenant agrees to pay any additional fire insurance premium required by reason of the use of the premises, and agrees to comply with all laws, Municipal Ordinances and regulations as to occupancy of the said premises.

6. The Landlord agrees to maintain and keep in good repair the roof, outer walls, gutters and downspouts, and also the air-conditioning, with the exception of replacement of filters and the wiring or parts which are necessarily replaced annually, and the Tenant

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