

instalments of One Thousand Five Hundred and No/100 Dollars (\$1,500.00) each, the first of such monthly instalments of rental to be due and payable on or before January 1, 1961, and the remaining monthly instalments to become due on or before the first day of each calendar month thereafter in succession.

If default should be made in the payment of any monthly instalment of the rental as same becomes due and payable, then, at the option of the Lessor, this lease shall terminate, and the Lessor may enter upon and take possession of the demised premises without further notice and without prejudice to its claim for the unpaid balance of the rental.

Lessee agrees to make no unlawful use of the demised premises, and it agrees to abide by all Federal, State and Municipal laws applicable to the use and occupancy thereof. Lessee further agrees to indemnify, save and hold harmless the Lessor against any and all claims, demands, costs and expense arising out of any negligent or unlawful conduct on the part of the Lessee, its agents, servants or employees, in the use of said premises, and agrees to maintain general liability insurance for this purpose.

Lessor agrees to pay all taxes assessed against the demised premises during the term of this lease, and Lessor covenants and agrees that Lessee shall have the quiet use and enjoyment of the premises during the term of this lease. Upon the expiration or termination of this lease, Lessee agrees to vacate and surrender possession of the demised premises to the Lessor in as good condition as the premises were at the commencement of this lease, ordinary wear and tear excepted. Lessee will furnish for its own use and enjoyment of demised premises water, electric lights, electric power and heat.

In the event of total destruction of the principal building located upon the demised premises, by fire or other casualty, to the extent that same is rendered unsuitable to carry on Lessee's business, then this lease shall terminate. If such damage or destruction should be only of a partial nature, Lessor will repair such damage or destruction as soon as practical, and during the time that the premises are untenable the rent shall abate without the term of the lease being extended.

During the term of this lease, Lessor will maintain the walls, roof, and exterior of the building located thereon, including the windows, in good repair. Lessor will also maintain and keep in good repair the floors and the supporting structure of said building, and the Lessee will maintain in good repair all fixtures.