

TO HAVE AND TO HOLD said premises unto the Lessee for and during the term of two (2) years commencing July 1, 1963 and terminating July 1, 1965, in consideration of which the Lessee agrees to pay unto the Lessor the sum of TWO THOUSAND SIX HUNDRED FORTY (\$2,640.00) DOLLARS, payable as follows: One Hundred Ten (\$110.00) Dollars on July 1, 1963, and One Hundred Ten (\$110.00) Dollars monthly in advance on or before the first day of each and every month thereafter during the entire life of this lease.

In the event the Lessee should fail to pay any installment of rental when the same shall have become due and payable, or, in the event the Lessee should violate any of the terms and conditions of this lease, then the Lessor may, at his option, declare the lease terminated and re-enter upon and retake possession of the property. It is further agreed that if the Lessee should vacate said premises during the continuance or before expiration or legal termination of this lease, without the written consent of the Lessor, then the rent for the whole term contracted to be paid thereafter under this agreement shall become immediately due, payable and collectible, anything to the contrary notwithstanding.

It is further agreed that the above-described property is hereby leased to the Lessee for the purpose of conducting

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