

(3) LEASE RENEWAL: At the expiration of the term of this Lease, the same shall automatically renew for a two (2) year term unless Lessor gives to Lessee, or Lessee gives to Lessor sixty (60) days written notice by registered mail of intention not to renew.

(4) UTILITIES AND MISCELLANEOUS SERVICES: Lessor shall furnish and be responsible for heating, air-conditioning, light bulbs, toilet tissue and towells and soap; Lessee shall furnish and be responsible for janitorial service and maintenance on all exterior signs used by it.

(5) EXTERIOR SIGNS AND ALTERATIONS: All exterior signs and alterations thereto, to be attached to the building, shall first be approved by Lessor. Lessor shall furnish one (1) exterior sign for Lessee which shall be in keeping with the exterior sign of Monroe Calculating Machine Co. and shall not exceed Three Hundred and no/100 (\$300.00) in cost.

(6) INTERIOR FINISH OF BUILDING: The interior of the building shall be finished in accordance with Lessee's plans and specifications, attached hereto, marked "Exhibit B", and by reference made a part of this Lease. Provided, however, such plans and specifications shall be comparable to, and shall not exceed, those of Monroe Calculating Machine Co.

(7) "FOR SALE" AND "TO LET": During the last six (6) months of the term of this lease or the renewal thereof, as the case may be, the Lessor may maintain "to let" and "for sale" signs upon the premises and may freely exhibit the premises to any prospective tenants and/or purchasers.

(8) COVENANT ON MORTGAGES: This Lease shall be subordinate to any mortgage against the premises, the proceeds of which mortgage shall be used for the construction of the building. The Lessee agrees, from time to time, upon demand to execute any and all instruments as may be required to evidence such subordination without