

and incorporated into and made a part of this lease agreement.

3. The term of this lease shall begin upon completion and acceptance of said building by the Tenant and shall continue for a period of ten years thereafter, and the Tenant shall have the option to renew this lease for an additional period of five years on the same terms and conditions by giving to the Landlord written notice of its intention to do so at least six months prior to the expiration of the original lease.

4. The Tenant agrees to pay to the Landlord for and during the term of this lease a rental of \$58,800.00, in monthly installments of \$490.00 each, on the 10th day of each month in advance, beginning on the 10th day of the month in which the said building is completed.

5. The Tenant agrees to use the said building and premises for the operation of a restaurant and it agrees not to use, or permit said premises to be used for any unlawful purpose, nor permit thereon anything which may be, or may become a nuisance, and that it will not do or permit to be done on said premises anything which may render void or voidable any policy for insurance of the said premises against fire, nor which may cause the Landlord to have to pay a fire insurance premium at a rate in excess of that which it would ordinarily pay by reason of the business conducted by the Tenant; and the Tenant further agrees to comply with all laws and regulations as to the occupancy of the premises.

6. The Landlord agrees to maintain the roof, outer walls and downspouts of the building in good repair. However, it is understood and agreed that the said roof, outer walls and downspouts are considered sound and the Landlord shall not be

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