

It is understood that the Lessee will have a right to assign this Lease to some other person or corporation to carry on the same type business as will be carried on Lessee and as stipulated above. The Lessor agrees and does guarantee to Lessee free and full enjoyment of the premises herein conveyed and for the purposes herein stated. The Lessor is to keep the building insured in accordance with his own interest and the Lessee is responsible for insuring such fixtures and commodities and merchandise as he might place in the building.

The parties hereto agree that in the event this building or any part is destroyed by fire, wind or water to the extent where the usability of the building for the purposes and intentions herein stated, then and in that event the Lessee will have the right to cancel this Lease and will not be responsible under the terms thereof for any future payments. The Lessor agrees to pay all taxes and assessments against the property and the Lessee agrees to pay all licenses and taxes for the merchandise or equipment which are owned by the Lessee placed in the building herein leased.

The Lessee is to pay to the Lessor Fifty and No/100 (\$50.00) Dollars with the signing of this agreement and Fifty and No/100 (\$50.00) Dollars on or before the 10th day of March, 1967, and on or before the 10th day of each and every month thereafter during the life of this Lease, the Lessee will pay to the Lessor the sum of One Hundred and No/100 (\$100.00) Dollars per month, the payments to be made at the premises of the Lessor.

The Lessor herein grants to the Lessee full and complete control, custody and care of the property herein conveyed and that

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