

Second: It is agreed that the Lessee shall pay as rental the sum of Two Hundred- & Fifty (\$250.00) Dollars per month payable in advance on or before the 15th day of each month.

Third: It is understood and agreed that said premises are leased for the operation of a Laundramat and for no other purpose or business. No alcoholic beverages may be sold or consumed on the premises.

Fourth: The Lessors agree to pay all fire insurance and ad valorem property taxes on the land and improvements constructed by the Lessors. The Lessee shall pay all utilities and taxes on all equipment installed by the Lessee.

Fifth: Should the building be damaged or destroyed by fire or other casualty, the Lessors shall promptly repair and restore the building to its former condition. Whereupon, this lease shall continue in force and the rent shall be abated to the Lessee in proportion to the extent to which any portion or all of the premises are rendered unfit for use.

Sixth: The Lessors do hereby covenant and agree that they will maintain the roof of the building. The Lessee covenants and agrees that he will maintain the remaining premises in good condition and repair at his own expense including the repairing of all broken glass and all other injuries done to the premises during the term of the lease, ordinary wear and tear excepted, and the Lessee further agrees that he will make no alterations in the premises without the written consent of the Lessor. It is further understood and agreed that the Lessors shall not pay for or be liable for any damages from leaks or other damages caused by the condition of said roof should any occur, except those due to the Lessors' negligence after written notice from the Lessee and a reasonable time to repair has expired.

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