

TO HAVE AND TO HOLD unto the Lessee for and during the full term of ten (10) years, beginning May 21, 1948, and ending April 21, 1958, reserving and paying unto the Lessor a rental of Fifty-four Thousand (\$54,000.00) Dollars per year, payable in installments of Forty-five Hundred (\$4,500.00) Dollars on the last day of each month, beginning June 30, 1948.

The Lessee does hereby agree to rent said premises for and during the said term and does hereby covenant to pay therefor the rent above stipulated, and if at any time any installment of rent shall be more than fifteen (15) days in arrears, then and in such event the Lessor may at his option either declare the full amount of the rent for the entire term immediately due and payable, or may declare this lease terminated and take possession of the premises, collecting the rent up to the redelivery of possession.

The Lessee shall keep the buildings in proper and substantial repair and at the expiration of this lease shall redeliver said premises in as good condition as they now are, reasonable wear and tear alone excepted.

In the event that any building or buildings on said premises should at any time during the said term be destroyed or damaged by fire so as to be unfit for use and occupation, then and in such event the rental herein reserved shall be suspended and cease to be payable until said building shall have been reinstated and made fit for occupation.

The Lessee shall have the right to place in any building or buildings on said premises, such fixtures, machinery and equipment as it may wish, and the fixtures, machinery and equipment so placed by the said Lessee shall remain the property of the said Lessee and may be removed by the said Lessee at any time during the term of this lease or at its termination.

For and in consideration of the agreements on the part of the Lessee herein contained, the Lessor does hereby agree to