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for the term of five years to commence January 1, 1949 and ending on December 31, 1953, for which the said Lessee is to pay the Lessors as hereinafter provided.

The Lessee agrees to take the premises hereinabove described for the term named and to pay the Lessors' as a rental therefor the sum of Forty-four Thousand Four Hundred (\$44,400.00) Dollars to be paid in monthly installments as follows: Seven Hundred (\$700.00) Dollars during the period beginning January 1, 1949 and ending December 31, 1949, and Seven Hundred Fifty (\$750.00) Dollars during the period beginning January 1, 1950 and ending December 31, 1953, said rental to be paid monthly in advance beginning January 1, 1949.

The Lessee agrees to take the premises as they now stand unless otherwise stipulated herein and to use same for carrying on the business of the Lessee and for that purpose only.

The Lessee agrees to pay all water, gas, heat and electric power charges used on said premises during the term of this lease and to make such repairs on the building as may be necessary to keep the building, sprinkler system, the salt meat storage cooler with compressors and motors, water pipes, fixtures and accessories in a sound physical condition and to keep said premises in a clean and sanitary condition and deliver them at the termination of said lease in as good condition as it finds them.

The Lessors agree that they will keep the foundation walls, floors and roof in a good state of repair and any other repairs of any kind are to be made by the Lessee at its own expense.

The Lessee further agrees that it will not assign said lease, or sublet the said premises without first obtaining the written consent of the Lessors, but it is agreed that such consent will not be arbitrarily or unreasonably withheld.

The Lessee further agrees that it will make no alterations or