

TO HAVE AND TO HOLD unto the Lessee for and during the full term of fifteen (15) years, beginning as of February 1, 1950, and ending February 1, 1965, reserving and paying unto the Lessor a rental of Thirty-Six Thousand (\$36,000.00) Dollars per year, payable in installments of Three Thousand (\$3,000.00) Dollars on the last day of each month, beginning February, 1950, and continuing through November, 1956; and a rental of Fifty-Four Thousand (\$54,000.00) Dollars per year for the remainder of the period, payable in installments of Forty-Five Hundred (\$4,500.00) Dollars upon the last day of each month, beginning December, 1956. Provided, however, that in the event of anticipation of any payment by Lessee to Reconstruction Finance Corporation upon the loan about to be made by it to Lessee, in the amount of Two Hundred Forty Thousand (\$240,000.00) Dollars, the time for increase of the rental hereunder to Fifty-Four Thousand (\$54,000.00) Dollars per year, payable in installments of Forty-Five Hundred (\$4,500.00) Dollars per month, shall be correspondingly advanced.

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 rents 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.