

on the 12th day of July, 1950, and ending on the 12th day of July, 2049.

2. RENTAL: The Lessee hereby covenants and agrees to pay to Lessor, as rent for the aforesaid premises, in lawful money of the United States of America, without any deduction or abatement whatsoever, the sum of Eighteen Hundred (\$1800.00) Dollars per annum, payable in equal monthly installments of One Hundred Fifty (\$150.00) Dollars per month, payable on or before the last day of each and every month. Any installment of rent not paid when due shall bear interest at the rate of Six (6%) per cent per annum. Provided, further, that for the period from the date hereof to September 30, 1950, the rent payable shall be at the rate of One Hundred (\$100.00) Dollars per month.

3. LIEN OF LESSOR: The Lessor shall have a valid and first lien upon all buildings and improvements upon the leased premises and upon all of the interests of the Lessee in this lease, for the payment of all rents hereby reserved and all amounts becoming at any time due hereunder by reason of any engagement of the Lessee, and for the purpose of securing the performance of all and singular the covenants, conditions and obligations on the part of the Lessee to be observed and performed. Lessor's lien shall be paramount to any mortgage which Lessee may execute or other lien created by the Lessee, and no act done or suffered by the Lessee shall in any manner affect the reversionary estate of the Lessor in the demised premises or his lien hereby created, and nothing herein contained shall authorize the Lessee on his behalf to perform any act which may in any way encumber or change the title of Lessor's interest in the premises.

4. TAXES AND ASSESSMENTS: In addition to the rental hereinbefore provided to be paid, the Lessee agrees to pay all taxes, assessments, or other public charges hereafter during said term, levied or