

(4) As rental for said premises, Lessee agrees to pay the sum of Two Hundred (\$200.00) Dollars per month, payable in advance, on or before the tenth day of each month, except that for the first five (5) months from date, said rental shall be One Hundred (\$100.00) Dollars per month. However, in the event construction of the improvements on the leased property shall be completed and operation of business is begun within said five (5) months period, the full rental of Two Hundred (\$200.00) Dollars per month shall be paid when such business is begun.

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(5) Lessee, or its contractors or sub-contractors, shall, during the construction of said project, and during occupancy thereafter, carry such liability insurance as may be necessary for the protection of Lessor.

(6) Lessee may improve said premises at its own expense, and shall construct thereon such buildings as it may deem advisable. Lessee shall be responsible for the upkeep of such improvements during the term of said lease, and such improvements shall be and become the property of Lessor upon the termination of said lease.

(7) Should any State, Federal or Municipal authority condemn any portion of said premises for public purposes, the rent herein provided shall be prorated in proportion to the amount of property taken.

(8) This lease shall be subject to all statutes, ordinances, rules, regulations and/or orders of Federal, State, Municipal or other governmental agencies having authority over or in any way affecting the terms and conditions thereof.

(9) The Lessee further covenants and agrees that at the expiration of the term of this lease, unless the option to purchase is exercised, Lessee will deliver up said premises in as good condition as they shall have been at the beginning of the



*Cancelled  
Domicile & Bankruptcy  
RMC*