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(c) The agreed rental is \$125.00 per month, payable on or before the 10th day of each calendar month for which the same is due.

(d) The Lessor is to keep the outer walls and roof in repair during the period of this lease and any further alterations or improvements to the building can only be made with the written consent of the Lessor and if so made, shall be at the expense of the Lessee.

(e) In the event the Lessee shall become in default in the payment of any monthly installment of rent during the period of this lease for a period of 30 days, then the Lessor shall have the right to terminate this lease, eject the Tenant therefrom in the same manner as a tenant holding over after the expiration of his lease, PROVIDED HOWEVER, such action upon the part of the Lessor shall not prevent the Lessor from exercising any right either at equity or at law to collect the rents due as well as damages for the breach of the lease by the Lessee.

In consideration of the covenants and agreements upon the part of the Lessor, the Lessee agrees to accept the building as soon as completed in accordance with the specifications and to pay the monthly rentals in the manner specified.

IN WITNESS WHEREOF, the Parties have

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