

same with the exception that the rental price is to be determined by the economic conditions at that time, but in no event to be less than \$150.00 unless voluntarily reduced by the Lessor.

3. The Lessee hereby agrees to pay to the Lessor for said leased premises the following rental: ONE HUNDRED AND FIFTY AND NO/100 (\$150.00) DOLLARS a month, payable in advance. Payments to be made on October 1, 1960, \$150.00 and ONE HUNDRED AND FIFTY AND NO/100 (\$150.00) DOLLARS each month thereafter.

The Lessee agrees to accept building specifications which have been agreed upon between the parties herewith as shown on specifications attached and made a part of this Lease. It is further agreed that the Lessee will not abuse building other than ordinary wear and tear excepted. The Lessee further agrees that he will make no major improvements or alterations without the written permission of the Lessor.

This Lease cannot be assigned or sub-leased without the written permission of the Lessor, and it is further agreed that the Lessee will not use this building or the premises for any purpose other than those that are usually used for a business of this type.

It is further agreed that, should the Lessee be in default in any monthly payment and should said default continue for a period of thirty days, the Lessor at his option shall treat the Lessee as a tenant holding over contrary to the terms of this Lease.

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