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\$275.00 per month in advance commencing on November 1, 1960, through April 30, 1961; a monthly rental of \$300.00 for the six months period beginning May 1, 1961; a monthly rental of \$325.00 for the six months period beginning November 1, 1961; a monthly rental of \$350.00 for the six months period beginning May 1, 1962; and a monthly rental for the remainder of the term of this lease for the period beginning November 1, 1962 of \$375.00.

3. At the expiration of the term of this lease, the Lessee shall have the option of renewing this lease for five additional years at a monthly rental of 10% of the fair appraised value of the property, said appraised value to be determined by three appraisers, one to be appointed by the Lessor, one to be appointed by the Lessee and the third to be appointed by the two appraisers. For the purposes of determining the monthly rental, the value as agreed upon by the said appraisers shall be binding upon both of the parties to this agreement.

4. The Lessee agrees that it will not use or permit said premises to be used for any unlawful purposes nor permit thereon anything which may become a nuisance, and that it will not do or permit to be done on said premises anything which may render void or voidable any policy

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