

1966, with the option to the tenant to renew this lease on the same terms and conditions for an additional period of five years by giving notice of its intention to do so six months prior to the expiration of the said lease.

3. The tenant agrees to pay to the landlord for and during the term of this lease a rental of Nine Thousand and No/100 (\$9000.00) Dollars in monthly installments of One Hundred Fifty and No/100 (\$150.00) Dollars each, payable in advance on the first day of each month, beginning March 1, 1961. In addition, and as a part of the rental, the tenant agrees to pay all hazard insurance premiums necessary to maintaining the same amounts of insurance against the same perils as are now in force, as shown by statement attached to this lease, and as a further part of the rental, the tenant agrees to pay all taxes and assessments imposed upon the property in excess of the taxes and assessments for the year 1960, which is \$186.00.

4. It is understood and agreed that Batson Manufacturing Company is now maintaining a shavings pile on the adjoining property of the landlord at the rear of the boiler room, but it is also understood that this lease does not include the right to continue to do so and that upon thirty days written notice by the landlord the tenant will remove said shavings pile and cease to use the property for that purpose.

5. The tenant agrees to use the said buildings and premises for the business now being conducted thereon and that it will not use, nor permit said premises to be used, for any unlawful purpose.

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