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RENTAL

In consideration of this lease the Lessees covenant to pay to the Lessor as rental the Sum of TWO HUNDRED AND EIGHTY-FIVE AND NO/100 (\$285.00) Dollars per month beginning on the 1st day of November, 1961 and each month thereafter for the full term of the rental agreement.

OPTION

As a part of the consideration hereof, the Lessees are hereby extended an option to renew this lease for an additional period of five years on the basis of a monthly rental of TWO HUNDRED EIGHTY-FIVE AND NO/100 (\$285.00) Dollars per month. It is expressly understood by the parties hereto that this option must be exercised by the Lessees by giving written notice to the Lessor to be received by the Lessor no later than sixty (60) days prior to the end of the initial lease period.

IMPROVEMENTS, REPAIRS AND UPKEEP

It is expressly understood by the parties hereto that the Lessor shall not be responsible for any repairs or upkeep to the premises during the terms of this lease. The Lessees shall be responsible for making any improvements and alterations during the terms of this lease. The Lessees shall have the right to make any minor alterations, improvements, repairs and decorations so long as such does not tend to decrease the value of the property. Any alterations or repairs requiring any structure changes to the building

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