

The Lessors further agree that they will maintain all expenses for the taxes and insurance on this property for and during the term of this lease.

III.

The Lessees do hereby agree to pay unto the Lessors the sum of THREE HUNDRED SEVENTY FIVE (\$375.00) Dollars per month for the first five years of the lease and FOUR HUNDRED (\$400.00) Dollars per month for the last five years of the lease. The Lessees further agree that all utility bills shall be the sole responsibility of the Lessees.

IV.

It is expressly understood and agreed by the parties hereto that the premises shall not be sublet of this lease assigned to corporation, person or persons without the written consent of the Lessors herein. It is agreed by the parties hereto that the premises shall be used as drive-in restaurant with outside car service.

V.

The Lessees agree to keep the premises in good repair and it is expressly understood and agreed that upon the termination of this lease the Lessees are to deliver the premises to the Lessors in as good repair as they were at the commencement of this lease, reasonable wear and tear alone expected.

VI.

The Lessees covenant and agree that they will save harmless and indemnify the Lessors from and against all liability or expense that may be incurred in misuse or abuse of the premises hereby leased.

VII.

It is further understood and agreed that should any installment or rent be past due and unpaid by the Lessees or should the Lessees fail to perform any of the terms of this lease