

ARTICLE II  
Term

This lease shall commence on the 1st day of October, 1968, and shall continue for a term of one hundred **eighty** (180) months, ending on the **30th** day of September, 19**83**, herein sometimes referred to as the "primary term."

ARTICLE III  
Rent

LESSEE shall pay LESSOR annually as rent for the leased premises the sum of **Twenty Thousand Four Hundred Dollars** (\$ 20,400) in lawful money of the United States, payable as follows: In equal monthly installments of **One Thousand Seven Hundred Dollars** (\$ 1,700) each, payable in advance, commencing on the first day of the term of this lease and continuing on or before the same day of each succeeding month during the term hereof. Said payments may be made by check deposited in the United States mails addressed to LESSOR at the address designated in Article XXII hereof or at such other address as LESSOR shall, from time to time, designate by written notice to LESSEE.

ARTICLE IV  
Taxes & Utility Charges

During the term of this lease and any extension thereof, as hereinafter provided, LESSEE shall pay all ad valorem taxes, assessments and charges levied against the leased premises by all governmental authorities; provided, however, all income taxes, gross receipt taxes and similar taxes measured by or assessed against the rentals reserved herein shall be borne by and paid by LESSOR.

LESSEE shall pay all charges for electricity, heat, water and sewer facilities and will either insure or self-insure glass windows on the leased premises.

ARTICLE V  
Use of Premises

LESSEE may use and occupy the leased premises for a general office, warehouse, storage, distribution and sales location or for any other lawful purpose. LESSEE shall comply with all national, state and local laws, rules and regulations relating to the conduct of its business and the use of the leased premises.

ARTICLE VI  
Alterations and Improvements

LESSEE, without the written consent of LESSOR, may install in or upon the leased premises such tanks, pumps, piping and other equipment necessary or convenient in connection with the purpose for which it uses the leased premises, which said items so installed, whether by being affixed to the realty or located thereon, shall be and remain the sole and separate property of LESSEE. Upon the termination of this lease, LESSEE shall have the option to remove from the leased premises all items installed by it thereon and if it elects to do so it will repair all

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