

2. Lease Term. TO HAVE AND TO HOLD the said premises unto Tenant, his heirs and assigns, for one hundred twenty (120) months, commencing on the first day of April, 1971, and ending on the thirty-first day of March, 1981.

3. Rent. Tenant shall pay to Landlord a net rent over the term of this lease of Three Hundred Forty-Six Thousand, Eighty and No/100ths (\$346,080.00) Dollars, to be paid at the rate of Two Thousand Eight Hundred Eighty-Four and No/100ths (\$2,884.00) Dollars per month, commencing on the first day of April, 1971, and continuing on the first day of each month thereafter, through the first day of March, 1981.

4. Taxes and Expenses. Tenant shall bear, at Tenant's own expense, all ad valorem property taxes, assessments, use taxes, or other taxes and charges levied, assessed or imposed upon or growing due and payable, or liens resulting therefrom, upon the demised premises. In default of the payment of any such sums by Tenant for twenty (20) days after any of said sums shall have become payable, Landlord may, upon two (2) days' written notice to Tenant, pay the same and the provisions contained in Paragraph 10 hereafter shall apply. It is the intention of the parties hereto that Landlord shall receive the rents herein reserved and all sums which shall or may become payable hereunder by Tenant under any contingency free from all taxes, charges, expenses, damages and deductions of every kind or sort whatsoever. Tenant shall and will and hereby expressly agrees to pay all such sums which, except for the execution and delivery of this lease agreement, would have been chargeable against said premises and payable by the Landlord.

5. Fire and Casualty Insurance. Tenant shall keep the improvements demised herein insured against fire and other casualty with an insurance company acceptable to Landlord in the amount of One Hundred Seventy Thousand and no/100ths (\$170,000.00) Dollars,

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