

in addition to the original consideration hereinafter expressed. Thus, the rental monthly consideration for the first year's option commencing May 1, 1974 amounting to a total of Four Hundred and Fifty and no/100 (\$450.00) Dollars per month and the last year's option commencing May 1, 1982 amounting to Five Hundred Thirty and no/100 (\$530.00) per month.

That the consideration agreed to be paid by Lessee to Lessor for the first one-year term is Four Hundred Fourty and no/100 (\$440.00) Dollars per month which shall be due on the first of each month and paid to Lessor on or before the 10th of each month. This payment procedure shall apply to each option year with the respective increased consideration as above stated.

It is further agreed that Lessee shall pay all property taxes accessed against the property and be responsible for all improvements to be placed upon the property. The Lessee shall likewise maintain adequate fire and casualty insurance for Lessee's own benefit and at the termination of this Lease, Lessee shall have the right to remove any improvements placed upon the property provided such removal is accomplished by the date of Lease termination.

It is further agreed that if any terms and conditions of this Lease are violated by either party, the non-violating party shall notify the violating party in writing and give the violating party ten (10) days in which to correct such violation. If the violation is not corrected within ten (10) days after witten notice, the non-violating party shall have the right to terminate the terms and conditions of this Lease. The violating party shall likewise be responsible to the non-violating party for all attorney fees, cost or other expenses