

5. The premises covered by this lease is the front half of the building located at 118 Hedge Street, and the Lessee has the full right of ingress and egress through all entrances in said building.

6. The Lessor hereby authorizes the Lessee to make such repairs to the building as he desires to make so long as such improvements meet the requirements of O.S.H.A. The Lessee hereby agrees that his repairs will include a complete paint job on the inside and outside of the building replacing all windows and doors therein. The Lessor shall be required to make no repairs or maintenance of the building throughout the term of the lease.

7. All utilities shall be paid by the Lessee.

IN WITNESS WHEREOF, the parties have hereto caused this instrument to be duly executed as of the day and year first above written.

LESSOR

IN THE PRESENCE OF:

R. W. Riley  
Hubert E. [unclear]

BY:

Jack S. Todd  
Jack S. Todd, as Administrator,  
C.T.A., of the Estate of  
Iaro Toy Todd, Jr., Deceased

LESSEE

R. W. Riley  
Hubert E. [unclear]

BY:

Timothy Curtis Pennington, Sr.  
Timothy Curtis Pennington, Sr.