

term of renewal.

IV. RENTS:

For the first year of the six (6) year term the yearly rental shall be Seven Hundred Twenty (\$720.00) Dollars, payable Sixty (\$60.00) Dollars per month, with the first monthly payment being due on the first day the Lessee shall open his business to the public for the purpose of carrying on his business enterprise. Thereafter, rent shall be due on the same day of each succeeding month for the remainder of the lease period. For the remaining five (5) years of the six (6) year term the annual rental shall be Twelve Hundred (\$1200.00) Dollars, payable One Hundred (\$100.00) Dollars per month in advance on the same day of the month as will be determined by the first day the Lessee opens his business to the public for the purpose of conducting his business enterprise.

V. TERMINATION:

The Lessee shall have the right to terminate this lease, and any renewal thereof, each year should the Lessee determine that a continuation of his business enterprise is undesirable due to poor financial success of such enterprise, provided however, that the Lessee must give written notice to the Lessor within sixty (60) days of any given year's end, to exercise this right. Should the Lessee exercise this right during the term of this lease or any renewal thereof, then the Lessee shall forfeit to the Lessor all improvements upon the leased premises as liquidated damages.

The Lessor shall have the right to terminate this lease upon the following terms and conditions: During the period of this lease agreement, and any renewal

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