

2. Term. To have and to hold the premises unto the Lessee for and during a primary term of one year, beginning with the commencement date hereinabove set forth, together with six successive one year optional renewal periods upon the terms and conditions and rentals provided herein.

3. Rental. The Lessee shall pay to the Lessor as rent for the premises during the primary term of this Lease the sum of Six Thousand Dollars (\$6,000.00), payable in advance on or before the tenth day of each month of the primary term or any renewal term hereof, in monthly installments of Five Hundred Dollars (\$500.00) each.

4. Renewal Provisions. The terms of this Lease shall, after the initial primary term of one year, be automatically extended for six additional one year terms each, under the same terms and conditions as herein contained, unless either party shall give written notice within thirty (30) days prior to either the expiration of the primary period or the expiration of any renewal period to the other party of cancellation and termination of this Lease.

5. Use of the Premises. The Lessee shall use the Premises for the purpose of maintaining an office, shop, warehouse and performing any activity thereon necessary for the conduct of its business as a heating and air conditioning company. In connection therewith, the Lessee covenants and agrees that the premises shall not be used for any illegal purpose, or for any purpose constituting a nuisance or trespass or tending to issue any insurance policy as may be carried on said Premises.

6. Maintenance and Repairs. The Lessee covenants and agrees to maintain the Premises in a proper manner, to make all necessary repairs thereto, and to keep the same in good condition and state of repair at all times during the primary term hereof or any renewal period hereof.