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Lease Year	Annual Rental	Monthly Rental
16th	\$30,417.50	\$2,534.79
17th	31,330.03	2,610.84
18th	32,242.56	2,686.88
19th	33,155.09	2,762.92
20th	34,067.62	2,838.97
21st	34,980.15	2,915.01
22nd	36,029.55	3,002.46
23rd	37,078.95	3,089.91
24th	38,128.35	3,177.36
25th	39,177.75	3,264.81

all such monthly installments payable on the 1st day of each month during the term hereof, the rent for any fraction of a month to be a prorata portion of such monthly installment.

4. Taxes. The Lessee shall pay all ad valorem property taxes on the premises including the improvements. The Lessee shall pay all license fees and occupancy taxes covering the conduct of its business and all taxes and charges for water, gas, and electric current, and any other public utility or service used by said Lessee.

5. Lawful Use of Premises. Lessee covenants and agrees that it will comply with and observe all laws, statutes, ordinances or regulations and legal requirements relating to its use of said premises and to the business to be conducted thereon and that it will not commit or suffer said premises to be used for the purpose of carrying on any illegal business or occupation.

6. Assignment or Subletting. The Lessee may assign its rights under this Lease and may sublet all or part of the property covered hereby. In the event that the Lessee assigns or sublets this Lease, in whole or in part, the Lessee covenants and agrees that it will remain primarily liable for the payment of rent and the faithful performance of all of the terms and conditions of this Lease.

The Lessor may assign or sell all of its rights under this Lease, whether or not in connection with a sale or conveyance of the leased premises. Should the Lessor make any assignment or sale, any such transaction shall be subject to the terms and conditions of this Lease. Any rent paid to the Lessor by the Lessee after such assignment has been made, but prior to the Lessee's receipt of written notice of such assignment, shall be deemed a proper payment of rent and the Lessee shall not be liable to the Assignee therefor.

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