

TWENTY-FIRST: No outside storage or rear stairway storage will be permitted. Lessee agrees that all trash will be removed from the premises promptly, both during construction of the improvements and afterwards, and that such removal of trash will be by car, truck, or van.

TWENTY-SECOND: Lessor does not obligate himself in any way to purchase or pay for any improvements to be made to the premises, nor to repair or replace any item or items installed by the Lessee during the term of this Lease and/or option, it being understood and agreed that any improvements made to the premises by the Lessee will become a permanent part of the premises and will belong to the Lessor at the expiration of this Lease, except such items as are herein indicated.

TWENTY-THIRD: No roadside signs of any kind will be permitted.

TWENTY-FOURTH: Lessee acknowledges that Lessor has advised it that some moisture or dampness has been noticed in the corners of the building due to cracks called "construction joints".

TWENTY-FIFTH: It is understood and agreed that the Lessee shall have the option to renew for an additional one (1) year, under the same terms and conditions with the exception that the rental rate for such period shall be Six Hundred Twenty-Five and No/100 (\$625.00) Dollars per month. The exercise of the option by the Lessee must be by notice in writing to Lessor on or before thirty (30) days prior to expiration of this Lease, otherwise, the right to exercise such option shall be forfeited.

TWENTY-SIXTH: Lessee agrees to restore ceiling tile and frame work to its present condition, after plumbing work is completed.

TWENTY-SEVENTH: Lessee will not conduct service so as to unreasonably interfere with the operation of other businesses owned by Lessor, nor interfere with the parking in the conduct of such other businesses; grounds shall not at any time be used for any playground for church or school.

TWENTY-EIGHTH: The reservation of the right to Lessor to inspect any improvements made by Lessee shall not be construed so as to make Lessor liable for such improvements. Lessor may inspect such improvements and the premises at any reasonable time.

TWENTY-NINTH: If the Lessee should desire not to use a deep sink, Lessee will, nevertheless, stub out the drain line and a copper hot and cold water line for future use by Lessor.

THIRTIETH: This lease and all conditions and agreements herein shall bind and/or inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors, and assigns. One or more violations of the within covenants and agreements of this subject lease and option by the Lessee shall give the Lessor the right and option to terminate said lease and option by giving thirty (30) days written notice to the Lessee. Any and all alleged verbal promises, will be considered as hearsay and of no effect.

Handwritten initials: HLB, X MB, YRS

4328 RV.23

Vertical stamp: 500