

2. Term. To have and to hold the demised premises, appurtenances and improvements thereon for and during a term of twenty (20) years, commencing on the 9th day of November, 1984, and ending on the 9th day of October, 2004, for a monthly rental of Three Thousand Four Hundred Eighty-Six and 03/100 (\$3,486.03) Dollars per month, said amount to be due and payable commencing on the 9th day of November, 1984, and continuing on the 9th day of each successive month thereafter, through and including October 9th, 2004. All payments of rent shall be delivered to the Lessor at the demised premises.

3. Covenants by Lessee. The Lessee further covenants and agrees:

(1) That it will not sublet or transfer the use or possession of said premises, or any part thereof, to any person or persons whomsoever, without the prior consent of Lessor.

(2) That it will carefully and economically occupy and use said premises and forthwith, at its own expense, be responsible for all maintenance and repairs of said premises which are of an "ordinary nature" and will be responsible for all damage that may happen or accrue to said premises or any part thereof during the term of this lease, reasonable wear and use, damages by accidental fire not due to negligence of Lessee, and damages by the elements along excepted.

(3) That it will be responsible for and make payment of all utility charges incurred by it in connection with its use and occupancy of the demised premises to include, without being limited to, all charges for electricity, telephone, water, sewer and garbage services.

(4) That it will not make any repairs or alterations to the premises herein demised without the prior written consent of the Lessor, and that any alterations or repairs made are to be made at the cost and expense of said Lessee, and to become the property of the Lessor at the termination of this Lease.

(5) That Lessor or its agents, may, at reasonable times, enter upon the premises to examine the condition of same to insure that the provisions of this Lease are being complied with on