

mentioned premises for the aforesaid time and under the conditions aforesaid and hereinafter specified as tenants of the said Grover C. Richardson.

It is understood and agreed that the rental of the premises as aforesaid shall be Two Hundred Dollars (\$200.00) per month payable ^{monthly} in advance beginning with February 1, 1951 and running until January 31, 1953. Until the beginning of this present lease period the other rent agreement or contract previously mentioned and agreed upon by all the parties shall remain of full force and effect in all its conditions and terms.

The landlord is to keep ^{exterior of the} the building and premises in a reasonable state of repair, including the roof And all painting, and interior work if there be any, is to be done at the expense of the tenants and at their will. It is further understood and agreed and made a part of this contract that the tenants shall not abuse the property and shall pay for any damages done thereto. It is further understood and agreed that the tenants shall not make any alterations to the interior of the building or leased premises without the written consent of the landlord. Any fixtures which the tenants may put into or upon the premises may be removed by them upon the expiration of this lease if it can be done in such a manner as not to injure or damage the property. No material, equipment or fixtures used in making alterations in such a manner as to cause them to become a part of the premises, however may be removed without the written consent of the landlord.

It is expressly understood and agreed that the lessees are to operate and conduct a ^{restaurant} cafe, ~~mess~~ or eating place on the said premises and that the said business will be conducted in a sanitary and orderly manner and that should the said business not be so operated in such a manner then this lease may be terminated at the option of the lessor.