

Beginning with the date of possession, the Lessee agrees to pay to the Lessor as rent for the premises, the sum of two-hundred, fifty dollars per month payable monthly in advance on the first day of each month during the term of this lease. If the Lessee shall have possession of the premises for a portion of a month at the beginning of this lease, the rent shall be prorated on the basis of two-hundred, fifty dollars per month and the sum of two-hundred fifty dollars payable on September 1, 1948 as above set forth shall be credited as rent for the first full month of the term of this lease.

It is agreed between the parties that in the event the Lessee should fail to pay the monthly rental when due and if said rental is not paid before the 15th day of any month during the term of this lease, the Lessor may declare the Lessee in default and demand possession of the premises, the tenant thereby becoming a tenant holding over after termination of lease. It is expressly agreed between the parties that the Lessee shall be liable to the Lessor for the total rental for the entire three year period as set forth in this lease and in the event the Lessor shall deem it necessary to retake possession of the premises because of default by the Lessee, then in such event, the Lessor shall have the right to proceed against the tenant for the balance of rent due under this lease agreement at the end of the term of the Lease or the Lessor may proceed against the tenant for any deficiency or balance remaining after having leased the premises to some other party for the remainder of the term.

The Lessor expressly agrees to make the following improvements to the premises prior to delivering possession of the same to the Lessee:

- (1) The Lessor will paint the interior of the building and provide for two show windows at the front of the building.