

set-forth in Schedule 1 for a period of one year, that the First Party is the owner of said equipment and that the Second Party has no right to sell, mortgage, pledge or otherwise encumber said property and that by this instrument, he is entitled only to the use thereof.

6. In the event the premises are destroyed by fire to such an extent as to render them untenable then this lease shall be cancelled and of no effect as of the time of such fire; in the event the premises are damaged by fire and can be repaired within a period of 30 days, then the rent shall abate for the period of time that is required to repair the damage.

7. The Second Party shall pay for all utilities used by him for the term of this lease; all utility bills incurred prior to the time the Second Party takes possession of the premises shall be paid by the First Party; it is expressly understood and agreed that the First Party shall in no wise be required to pay the debts of the Second Party and that the Second Party shall not be liable for any debts incurred by the First Party.

8. On all photographs taken but not paid for, the Second Party shall be entitled to such payments made after he takes possession of the premises.

9. The First Party shall be responsible for the maintenance and upkeep of all outside signs during the term of this lease, except for mechanical failure which is the result of normal wear and tear, repair of which shall be the responsibility of the First Party.

10. The First Party now has an inventory of expendable material which is used in the operation of this business, a Schedule which is attached hereto and made a part hereof. The Second Party agrees to use these expendable materials as his needs require and pay therefor at the end of each month to the First Party the price set-forth in said schedule.

11. At the termination of this lease on November 30, 1950, the