

Said Lessee has inspected said premises and building carefully (having occupied them for a number of months), and finds them in good and satisfactory condition, and does hereby accept this lease upon the terms herein set forth, and does hereby agree to pay to said Lessor, at such place as may be designated by said Lessor, as a rental therefor, the sum of Thirty-one Thousand Five Hundred Dollars (\$31,500.00) for said term, payable in monthly installments of Three Hundred Dollars (\$300.00) each, in advance, on or before the tenth day of each month. The Lessor acknowledges as a credit upon each monthly installment of the rental the sum of Fifteen Dollars (\$15.00), making a total of Fifteen Hundred Seventy-five Dollars (\$1,575.00), which has been paid by the Lessee for brokers' Commissions for negotiating this lease, leaving a monthly rental remaining to be paid of Two Hundred Eighty-five Dollars (\$285.00) for each and every month of the term of the lease. It is further agreed that said Lessee shall have the right and privilege, at its option to renew this lease at any time after December 31, 1954, and prior to December 1, 1955, for a period of two (2) additional years at the same rental, to-wit: Three Hundred (\$300.00) Dollars per month and upon the same terms as hereinafter set forth; provided that in order to exercise such option said Lessee shall notify said Lessor in writing, not later than the first day of December, 1955, of its intention to do so.

Said Lessee hereby agrees to pay to said Lessor, as a portion of the rental for said building, any additional insurance premiums (that is to say, any premiums at higher rates than said Lessor is now paying) which may be demanded by the insuring companies by reason of the occupancy of said premises by said Lessee, or by reason of the character of the business conducted by it therein.

The Lessee agrees that the Lessor shall be bound only