

III.

The term of this lease agreement shall run for a period of five (5) years from April 1, 1953.

IV.

During the term of this lease the Lessee agrees to pay a monthly rental of Two Hundred and no/100 (.200.00) Dollars per month, commencing April 1, 1953. The said monthly rental to be payable on the first day of each and every month in advance.

V.

It is understood and agreed that upon the termination of this lease at the end of the term, any holding over by the Lessee shall not be considered as a renewal or extension of this lease for any period.

VI.

Lessor agrees to pay all taxes on the land, buildings and improvements thereon and further agrees to keep the buildings and improvements in good condition and repair during the term of the lease at the Lessor's expense. The Lessee shall pay all taxes and assessments on its property and equipment on the leased premises.

VII.

The Lessee agrees that it will not assign, transfer or set over this lease without the written consent of the Lessor.

VIII.

In the event of the total destruction of the buildings and improvements on the premises by fire, or otherwise, or such partial destruction thereof as will render the same unfit for use and occupance for the purpose stated in this lease; provided, such total or partial destruction is not caused by the negligence of the Lessee; Lessor shall with a reasonable time restore said buildings to as good condition as they were prior to said destruction or injury, and during the period