

3. The TENANT agrees to pay to the LANDLORDS for and during the period of this lease a rental of TWO HUNDRED SIXTY (\$260.00) DOLLARS per month to HENRY THEODORE, and a rental of SEVENTY-FIVE (\$75.00) DOLLARS to Eagle Bus Lines, Inc., said rentals to be due and payable monthly on or before the 15th day of each month during the period of this lease, beginning with July, 1953.

4. It is understood and agreed that should any installment of rent be past due and unpaid by the TENANT for a period of Fifteen (15) days after the same is due and payable, the LANDLORDS may at their option, after giving fifteen (15) days notice in writing, by registered mail, to the TENANT declare this lease terminated whereupon the full rental price for the whole unexpired term shall be immediately due and payable, and the LANDLORDS may enter and take possession of the premises and resort to any remedies prescribed by law for the collection of the entire rental payable under this contract or to obtain possession of the leased properties provided the TENANT shall not have paid said rent before the expiration of such fifteen (15) days notice.

5. The LANDLORDS shall keep the outside walls and roof of the building in such repair as not to damage the business or property of the TENANT, but it is distinctly understood that the LANDLORDS shall not be liable for any damages occasioned by any failure of the LANDLORDS to make the necessary repairs until a reasonable time has elapsed after receipt of a written notice from the TENANT.

6. The TENANT agrees to keep the interior of said building in good repair and to replace all broken glass and doors at its own expense, and to deliver possession of the premises in as good condition as at the beginning of this lease, natural wear and tear excepted.