

3. The Tenant agrees to pay to the Landlord as rent during the term of this Lease the sum of Six Thousand and No/100 (\$6,000.00) Dollars to be paid in equal monthly installments of Five Hundred and No/100 (\$500.00) Dollars each in advance. The first payment to be due on August 1, 1953, with a like payment on the first day of each month thereafter. The Tenant shall not be deemed in arrears, however, provided the rent is paid by the tenth day of the month for which it is due.

4. Should the Tenant become in arrears with its rent, the Landlord shall have the right to terminate this Lease, re-enter and take possession of the leased premises.

5. The Landlord agrees to keep in good repair the roof, outer walls, down spouts, and approaches to said building.

6. The Tenant is to be responsible for the upkeep of the interior of the leased premises, together with decorating same or painting, and shall at all times keep the interior of said premises in reasonably good condition and appearance. The Tenant agrees to take the building as it stands and any improvements made to the lighting or electrical system by the Tenant shall be at its expense but such improvements or additions will become the property of the Landlord.

7. The premises shall be used by the Lessee as a place for the sale and repair of motor vehicles. The Tenant shall not permit or suffer anything to be done on said premises which might constitute a nuisance.

8. If the Tenant, its successors or assigns, goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a receiver or makes a general assignment of its property for the benefit of creditors or files a petition pursuant to any State or Federal law for the extension of its debts or for reorganization, or if its stock of goods, wares, and merchandise located on the leased premises should be seized under attachment, execution, or other process, and such attachment, execution, or other process be not vacated, or such property released within fifteen (15) days, then and in any