

TO HAVE AND TO HOLD unto the Lessee for and during a term of six years commencing July 1, 1953, and ending June 30, 1959.

The Lessee agrees to take the premises above described for the term named and to pay therefor the sum of \$14,400.00 for said term payable in seventy-two (72) equal monthly payments of \$200.00 each, payable in advance, the first of such monthly payments to commence on the 1st day of July, 1953 and continue on the 1st day of each month thereafter throughout the entire term of said lease.

The Lessee agrees that it will use the above described property for the purpose of manufacture, storage and sale of bakery products and for no other purpose.

It is understood and agreed by the parties hereto that no alterations or changes will be made in said premises by the Lessee so as to impair the structural strength of the building, nor shall any alterations or additions to said building be made without the approval of the Lessor, provided, however, the Lessor does hereby give to the Lessee the right and privilege at all times during this lease, to install and construct, at its own expense, such trade fixtures and equipment as may be necessary to the proper conduct of this business, and upon the termination of this lease the right to remove from said premises all such trade fixtures and equipment which it may have installed at its expense, provided that all rent which has accrued up to the date of said removal has been paid.

The Lessor agrees that he will at his own cost and expense, keep the buildings on said property in a good tenantable condition and make such repairs to the roof, side walls and floors as may from time to time be necessary for the proper use of said premises by the Lessee for the purposes herein mentioned. Any and all other repairs, including repairs to