

TO HAVE AND TO HOLD unto the Lessee for a term of one (1) month beginning October 1, 1953, and ending October 31, 1953; provided, however, that upon the expiration of said term, this lease shall continue from month to month until terminated as hereinafter provided.

The Lessee hereby agrees to rent the above-described premises for said term and any extension or extensions thereof and hereby covenants to pay as rent therefor a monthly rental of Three Thousand Three Hundred (\$3,300.00) Dollars, the first of which monthly rental payments shall be due and payable October 31, 1953. In the event that any monthly rental payment shall be more than fifteen (15) days in arrears, the Lessor may, at this option, declare this lease terminated and take possession of the premises, collecting the rents up to the time of redelivery of possession.

In addition to the rights of terminating this lease herein given to the Lessor for failure of the Lessee to pay the rent hereby required or to perform any of the other covenants herein assumed by the Lessee, the Lessor may terminate this lease upon giving to the Lessee on the first day of any month at least eighteen (18) months prior written notice of an intention so to terminate.

The Lessee may terminate this lease upon giving written notice of intention to terminate at least six (6) months prior to the date of the desired termination, it being understood that the Lessee shall continue to be liable for payment of rent as herein provided and that this lease shall in all respects continue in full force and effect to the actual date of termination.

The Lessee agrees at its own expense to keep the buildings and improvements upon the leased premises in proper and substantial repair and, at the termination of this lease, shall redeliver said premises in as good condition as they now are, reasonable wear and tear alone excepted.