

The Lessee covenants and agrees to pay the Lessor as rental for said premises the sum of One Hundred Seventy-Five and No/100ths (\$175.00) Dollars per month, the same to be payable on the first day of January, 1954 and on or before the 10th day of each month thereafter during the term of this Lease.

IT IS FURTHER AGREED BETWEEN THE PARTIES HERETO THAT:

(1) The Lessee shall not assign or transfer this Lease Agreement nor shall the Lessee sub-let the premises hereinabove described, or any portion thereof, without written permission of the Lessor.

(2) The Lessee shall maintain and repair the buildings located on said property, <sup>Except Major Damage Exceeding \$750<sup>00</sup></sup> and deliver said premises at the termination of this Lease in as good condition as it finds them, ordinary wear and tear excepted. *cl. 1*

(3) The Lessee shall not alter or perform any alterations on said buildings without the express consent of the Lessor.

(4) In the event of the destruction of said buildings by fire or otherwise, the rent herein provided, or a proportionate part thereof, shall be abated until said premises shall be restored by the Lessor, or this Lease may, at the option of the Lessor, be declared terminated.

(5) The Lessor shall pay all City and County property taxes assessed against the demised property, and the Lessee shall pay all City, State and Federal business licenses and taxes assessed thereon.

(6) The Lessee shall furnish all electricity, gas, heat, water and other incidentals necessary to the proper conduct of his business.