

TO HAVE AND TO HOLD the above described premises, subject, however, to the terms, conditions and covenants expressed and declared herein, unto the Lessee for a term of ten years beginning on the 15th day of August, 1955 and ending on the 14th day of August, 1965.

(1) The Lessee hereby agrees to pay to the Lessor, by way of rent for said premises, the sum of \$275.00 per month during the entire term hereof, which sum shall be due and payable on the 15th day of each calendar month beginning August 15, 1955.

(2) The Lessee further covenants and agrees:

(a) To use said premises only for the operation of a retail drug business or store or other legitimate retail business.

(b) To maintain said premises, (except the structural walls, plate glass windows and roof), in a good and reasonable state of repair and to surrender the same at the expiration of the term hereof in as good condition as they now are, reasonable wear and tear excepted.

(c) Not to do or permit to be done upon said premises anything which would constitute or become a nuisance or which might render void or voidable any policy of insurance on the premises against fire and other hazards commonly included within the term "Extended Coverage" or which might result in any increase or extra premium payable for such insurance.

(d) Not to make any alterations in the leased premises nor to assign this lease or sublet the premises without the prior written consent of the Lessor, which consent shall not be unreasonably withheld.

(e) To furnish at his own expense such light, heat, water, power and other utilities as may be necessary for the Lessee's use of the premises.

(f) To observe and comply with all laws, ordinances and regulations of the appropriate governmental or municipal authority applicable to the conduct of the Lessee's business upon the leased premises.