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in equal monthly installments of \$75.00 on the 1st day of each and every month, commencing the 1st day of January, 195².

The Lessee further covenants and agrees:

1. That he will neither do nor permit anything to be done which might render void or voidable any policy for the insurance of the premises against fire or which might cause any additional premiums payable therefor.

2. That he will not assign this lease or sublet the demised premises, in whole or in part, without the Lessor's written approval.

3. That he will provide at his own expense such heat, lights and water as he or his sub-lessee may require for its purpose.

4. That during the term hereof he will at his own expense maintain said premises in a reasonably good state of repair, replacing all broken glass, and at the termination hereof will deliver up the premises in as good condition as they shall be upon date of occupancy thereof, reasonable wear and tear alone excepted.

5. That in the event of the bankruptcy of the Lessee or should he be placed in the hands of a receiver or make an assignment for the benefit of creditors, and the same not be fully discharged within 90 days from the occurrence thereof, the Lessor may, at his option, declare this lease terminated and take immediate possession of the premises.

The Lessor covenants and agrees that he will pay all taxes and assessments levied against the real estate during the term of said lease.

It is mutually covenanted and agreed:

1. That the benefits and obligations herein contained shall inure to and be a binding upon the heirs, executors, administrators and assigns of the parties hereto.

2. That this lease at the option of the lessee may be extended and renewed by and against the parties hereto for the