

an annual rental of Eighteen Hundred and no/100(\$1,800.00) Dollars payable in monthly installments, in advance, of the sum of One Hundred Fifty and no/100(\$150.00)Dollars per month subject to the same terms and conditions as stated in this lease except for the amount of the rental. It is understood and agreed by and between the parties hereto that in order to renew or to continue this lease for the additional five year period, the Lessee must give the Lessor four (4) months notice in writing prior to the expiration of the original term.

5. The Lessor agrees to pay, during the term of this lease, or any renewal thereof, all taxes and assessments of every kind and description that may be lawfully levied against the land and the improvements thereon.

6. The Lessor does hereby give unto the Lessee the express permission to alter any of the inside partition walls of the demised premises provided that the same be done at the expense and liability of the Lessee and done in's uch a manner as to not affect the structure nor weaken the building.

7. The Lessor does hereby covenant and agree to maintain in good repair, the roof, walls and building entrances in a safe, sound and useable condition.

8. The Lessee reserves the right and privilege, after the payment of the rent to the expiration of this lease, or the renewal of any option thereof, of the moving any and all trade fixtures, furniture, equipment and other fixtures of a similar nature purchased by the Lessee or which may be installed by and at the expense of the Lessee. It is further understood and agreed that should any installment of rent be past-due for a period of fifteen (15) days after which notice of such delinquency in writing from the Lessor to the Lessee, or in the event the business of the Lessee is discontinued or the premises vacated before the expiration of the lease, or the Lessee goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a receiver, or makes a general