

1957, and ending on the 31st day of July, 1960, in consideration of which the Lessee agrees to pay unto the Lessor the sum of NINE HUNDRED (\$900.00) DOLLARS payable as follows: Twenty-five (\$25.00) Dollars monthly in advance, the first monthly payment of Twenty-five (\$25.00) Dollars to be made on or before the first day of August, 1957, and a like sum of Twenty-five (\$25.00) Dollars monthly in advance on or before the first day of each and every month thereafter during the entire term of this lease. In the event the Lessee should fail to pay the monthly rental as provided herein by the first of each month but pays the same by the 10th of each month, the Lessor agrees not to declare any default in payment. Should the Lessor effect a sale of the premises during the term of this lease, it is with the distinct understanding that such sale would be subject to this lease. The right, privilege and option is hereby extended by the Lessor to the Lessee to renew and extend the lease for an additional term of two years commencing on the first day of August, 1960, and ending on the 31st day of July, 1962, at a rental for such renewed term of NINE HUNDRED SIXTY (\$960.00) DOLLARS upon the same identical terms and conditions as the present lease with the monthly rental payable in advance at the rate of Forty (\$40.00) Dollars per month. In the event the Lessee should exercise the option of renewing this lease for an additional term of two years, he must do so in writing directed to the Lessor at least thirty (30) days prior to

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