

lease negotiations, of purchase contracts, or of any other type of information or assistance by way of a technical or business nature which would facilitate and assist in the success of said business.

4. The lessee does hereby agree that he shall pay all obligations when due and that he shall permit no new account, accounts or obligations not herein assumed, to exceed \$2,000.00 at any time, nor to run for a period longer than 60 days.

5. The lessee does hereby agree to submit the records of said corporation to the inspection of the lessor, or the lessor's representative, at any reasonable time and from time to time.

6. The said lessee shall keep the fixtures, equipment and all other property of the lessor in the same good condition and upon the termination of this agreement, the lessee shall surrender up management of said business, and, the fixtures and equipment of said business in the same condition as it is now in, ordinary wear and tear accepted, to the corporation or its representative.

7. The lessee does hereby agree to pay and does hereby assume all of the outstanding debts of said corporation listed on schedule "A", hereunto attached and made a part of this agreement. The lessee shall have the right to retain, as his own, all of the outstanding accounts receivable of said corporation from and after the effective date of this agreement.

8. TO HAVE AND TO HOLD, the above described premises, together with all the exits, entrances, books, accounts, management and control of said leased premises and lease business, for and during the term of 5 years, commencing on the 1st day of September, 1957 and ending at mid-night on the 31 day of August 1962, (see back page)

9. The lessor herein does hereby agree not to sell, assign or pledge the stock or any portion of said corporation during the term of this lease.

10. IT IS HEREBY FURTHER UNDERSTOOD AND AGREED, That