

(\$250.00) Dollars, per month, in advance. The first three (3) payments of monthly rent have already been paid by the Lessee and received by the Lessor and the first payment of rent shall be due on, or before, the 1st day of September, 1955, provided however, that said rent shall possibly begin at a later date as is hereinafter provided. The Lessee shall have the exclusive right and option to renew this Lease for an additional period of five (5) years, upon the same terms and conditions, except as to monthly rental, which shall be Two Hundred Seventy-five (\$275.00) Dollars, per month, provided Lessee shall give notice to the Lessor of its intention to do so at least ninety (90) days prior to the expiration of this lease.

4. That Lessee does hereby covenant and agree that it will use said premises for the conducting thereon of its business of engraving rollers for use in textile finishings plants and that it will not use the demised premises for any unlawful or objectionable business that may constitute a nuisance or injury the value of the property. The Lessee further agrees that it will not without the prior consent of the Lessor, sell, assign, mortgage, pledge or otherwise dispose of this lease or sublet the premises as a whole or in part, or use or occupy the same for any purpose other than the aforementioned and that it will not do, nor permit to be done, on said premises anything which may render void or voidable any policy for the insurance of said premises against fire or which may render any increased or extra premium payable for such insurance. Lessor does hereby agree that they will not refuse their consent to the subleasing of any reputable concern provided, the premises are not used for the manufacture, processing, cutting, sewing and/or fabrication of yarn, cloth and/or clothing, by contract or otherwise, whether the same be wool, cotton or any other natural fiber or any synthetic fiber or combination thereof, said property being restricted for such use for a period of fifteen (15) years.

5. Should the building on said lot be destroyed or so damaged by fire as to be unfit for occupation and use and the Lessor should elect not to repair said damage within a reasonable time, the Lessor or the Lessee shall have the right to terminate the within lease and the rent for any unexpired portion shall abate.

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