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In consideration of the demise and lease of the premises aforesaid by said Landlords, the Tenants stipulate, covenant and agree to pay to the Landlords as rental for said premises hereinabove described, the sum of Seventy-eight thousand (\$78,000.00) Dollars, payable in one hundred twenty (120) installments of Six hundred Fifty (\$650.00) Dollars each in advance on the first day of each month during the continuance of the term of this lease. All rental becoming payable under the terms of this lease shall, for purposes of convenience only, be payable monthly by Tenants to Landlords in the proportions hereinafter set out:

- 1/3 of the monthly rental to Louise C. Gower,
- 1/3 of the monthly rental to Sallie C. Fairchild,
- and
- 1/3 of the monthly rental to Hazle B. Cleveland,  
J. Harvey Cleveland, Jr., John B. Cleveland,  
and Elizabeth C. Livingston.

It is understood and agreed, by and between the parties hereto, that all payments of rental hereunder shall be paid to The William Goldsmith Company, its successors or assigns, and that the said William Goldsmith Company, its successors or assigns, shall deduct from said rental the sum of Fifty (\$50.00) Dollars per month for its services in negotiating the within agreement of lease and servicing same, and shall each month, on or before the 10th of said month, transmit the balance to the Landlords.

The Landlords covenant and warrant that they have full right and lawful authority to enter into this lease for the full term aforesaid and for all extensions herein provided, and that Landlords are lawfully seized of the entire premises hereby demised and have good fee simple title thereto free and clear of liens and encumbrances except:

Those certain portions of the premises which are now under lease to various tenants, and it is understood that this lease is made subject to all present outstanding leases and tenancies, and the Landlords herein agree that they will assign and

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