

three (3) years and Two Hundred Fifty and No/100 (\$250.00) Dollars monthly during the remaining three (3) years of this lease.

And it is further agreed by the parties hereto that said premises are to be used exclusively for the operation of a retail restaurant and are not to be used by the Lessees for any other purpose and that the use of said premises for any other purposes without the written consent of the Lessor shall cancel this Lease at the option of the Lessor.

The Lessor agrees to keep the roof, walls, and base floor in good condition and repair at his expense but it is agreed that the roof, walls and base floor are now considered sound and in good condition and the Lessor is not to be liable to pay for damages caused by leaks should they occur.

The use of these premises for illegal purposes or in violation of the Prohibition Laws, State or Federal, will terminate this Lease at the option of the Lessor.

It is further agreed that any painting, alterations or repairs to the interior of the premises are to be made at the expense of the Lessees.

All alterations, repairs and upkeep to plumbing, wiring, lights and other permanent fixtures or installments are to be done at the exclusive expense of the Lessees.

It is further agreed by the parties hereto that any default in the terms of a certain note and purchase money chattel mortgage of even date executed and delivered by the Lessees herein to the Lessor herein shall, at the option of the Lessor, be a breach of the covenants and conditions of this Lease and same may be terminated thereby.

The Lessees agree to deliver up the premises at the expiration of this lease or any extension thereof in the same condition as they now are except as produced by natural decay.

The Lessees agree not to sub-rent or lease all or any part of said premises without the expressed written consent of the Lessor.

If the business is discontinued or the premises vacated before the expiration of this Lease or any extension hereof then the