

In consideration for said premises, the "Lessee" agrees to pay to the "Lessor" as rent therefor the sum of \$100.00 per month payable in advance on the 1st day of each month.

It is understood and agreed that the "Lessor" herein will pay all taxes that may be levied or assessed on said property covered by this lease and will at all times keep the same free of any lien or encumbrance. Should the "Lessor" permit any tax upon said property to become in arrears or any lien or encumbrance to be filed against said property, the "Lessee" herein shall have the right to pay the same and deduct the amount so paid from any further rent on said premises.

It is understood and agreed that the "Lessor" will keep the roof of said building in a good state of repair and shall not be responsible for any loss or damage sustained by "Lessee" by reason of leakage, until or unless written notice shall first have been given to the "Lessor" by the "Lessee" of the defective conditions of said roof and "Lessor" allowed a reasonable time thereafter in which to repair the same.

It is further understood and agreed, with the exception of the roof, that the "Lessee" shall keep said building in a good state of repair and will make good all breakage and damage to said building occurring during the term of said lease or any renewal thereof less normal wear and tear.

In the event one month's rent shall be in arrears and unpaid for a period of 15 days or in the event the "Lessee" shall violate any of the terms of this lease, this lease shall

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