

by a partition built or to be built by the Lessors. The mezzanine floor in said premises is not included in the demised premises.

B. The following premises of Byrum and Bates only:

A portion of the building located on College Street, adjoining the demised premises described in sub-paragraph A, above, being approximately 20 feet by 22 feet.

II.

TO HAVE AND TO HOLD the above described premises, with all exits, entrances, rights, privileges, easements, and appurtenances thereunto belonging, unto the Lessee, his heirs and assigns, for and during the term of four (4) years, commencing February 1, 1962, and terminating January 31, 1966.

III.

The Lessee does hereby agree to pay to the Lessors for said term a rental of Twenty-one Thousand Six Hundred (\$21,600.00) Dollars, payable in forty-eight (48) equal monthly installments of Four Hundred Fifty (\$450.00) Dollars in advance, (Three Hundred Seventy-five (\$375.00) Dollars thereof to be paid to the Trustees and Seventy-five (\$75.00) Dollars to Byrum and Bates) on or before the first day of each month during the term of this lease.

IV.

Byrum and Bates occupy as tenants the premises on College Street herein leased to the Lessee and described in Paragraph I, sub-paragraph B, above. They represent that they have the full, unrestricted, and absolute right, granted to them by the owners of said property, to sub-let said demised premises to the Lessee in the manner provided in this Lease and to make the alterations thereto as shown in this Lease or as shown by any attachments hereto. In addition to any other remedies the Lessee, his heirs and assigns, may have, Byrum and Bates agree to indemnify and save harmless the Lessee, his heirs and assigns, from and against

(Continued on Next Page)