

RENTS

1. The Lessees shall pay to the Lessor as rent for said premises the sum of \$4200.00 per annum, in monthly installments of \$350.00 in advance on the first day of each and every month during the term hereof.

The rent shall begin on September 1, 1962 or when the building is ready for occupancy.

INSURANCE

2. Lessees shall maintain during the term of this Lease, or any renewal or extension thereof, in full force and effect public liability insurance for its own protection against injuries, accidents, or cause for action, of every nature and kind whatsoever that may arise from the use and occupation of said premises by said Lessees.

UTILITIES

3. Lessees will pay all charges and bills for water, gas and electric current which may be assessed or charged against said Lessees during said terms.

REPAIRS AND MAINTENANCE

4. Lessees will make all repairs, except structural repairs, in the interior of the premises hereby leased and will indemnify and save harmless said Lessor from and against all mechanics liens or claims by reason of any such interior repairs, alterations, or improvements which may be made by said Lessees on said premises. Lessor will at its own cost and expense maintain in good condition and repair the structural portions of the leased premises including, but not limited to the roof, foundations and walls of the building. Lessor will also maintain the plumbing in the bathrooms, the exhaust fans, the heating system and door locks for the five year period. If Lessor shall not maintain the structural portions of the leased premises and the exterior area in good condition and repair, the Lessees, after giving ten (10) days written notice to the Lessor, may make

(Continued on Next Page)