

repair and to pay all taxes accruing against the leased premises for the duration of this lease and any extensions of time granted thereunder.

It is the understanding of both parties to this lease that it can be cancelled at any time by the lessor, with one month's notice given, but if such cancellation be effected, the lessor must reimburse the lessee a proportionate amount of any expenditures the lessee shall make during the first year of this lease upon the building situate on the leased premises for the maintenance, care and improvement thereof. The above referred to proportion shall be determined by dividing the amount of time left of the original ten years of this lease, at the time of cancellation, by ten years. It is the understanding of both parties to this lease that any changes and improvements to said structure occurring after the first year of this lease, except those necessary for its routine care and maintenance, must first be specifically submitted to and approved by the lessor.

Upon the termination of the ten year period of this lease, it will operate on a month to month basis, terminable at will by either party to said lease upon one month's notice to the other given. Upon such notice given the lessee will peaceably and quietly deliver the premises over to the lessor in as good condition, reasonable use thereof, fire and other unavoidable casualties excepted, as they now are, and not to make or suffer any waste thereof.

IT IS EXPRESSLY AGREED, that if there is default in the payment of the above stipulated rent for thirty (30) days after the same is due, the said Southern Bleachery and Print Work, Inc., its Attorney or Agent, shall have the right to re-enter and re-possess the said

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