

expenditures being completed, will present to the Lessor proof of such expenditures, in form satisfactory to the Lessor.

The Lessor agrees to spend a sum not exceeding Nine Thousand and No/100 (\$9,000.00) Dollars to renovate the front of the theatre building on North Main Street. Such renovation shall be accomplished under the direction and control of the Lessee, subject to approval of design by the Lessor, and the Lessee shall present to the Lessor for payment a verified statement of account for the sums actually expended for such renovation.

#### IV

The Lessee further agrees to pay annually as additional rental the amount by which real estate taxes imposed upon the premises each year during the term of the Lease exceed such taxes paid by the Lessor for the calendar year 1964. Such additional amount shall be paid by the Lessee within 15 days after presentation by the Lessor of a copy of the tax receipt or receipts, in each year, with statement of the amount so due.

Lessee further agrees to pay annually as additional rental the amount by which the insurance premium in each year required to maintain fire and extended coverage insurance upon the premises, in a face amount not less than \$ 100,000.00 exceeds the amount of such premium paid during the year 1964. Such additional rental shall be paid by the Lessee within 15 days after presentation by the Lessor of a copy of the receipted bill therefor, with a statement of the amount so due.

#### V

Except as hereinabove amended, all terms, covenants