

this Lease in equal monthly installments of \$140.00 each to said Lessor, or to such other appointees as the Lessor may from time to time in writing designate; for an annual rental of \$1,800.00 for the fiscal years ending July 14, 1968, and July 14, 1969, to be paid in arrears on the 15th day of each and every month in equal monthly installments of \$150.00 each to said Lessor, or to such other appointees as the Lessor may from time to time in writing designate; for an annual rental of \$1,920.00 for the fiscal year ending July 14, 1970, to be paid in arrears on the 15th day of each and every month in equal monthly installments of \$160.00 each to said Lessor, or to such other appointees as the Lessor may from time to time in writing designate.

The Lessee hereby covenants and agrees with the Lessor as follows:

- (1) That he will pay the rent as herein specified.
- (2) That he will make all necessary incidental repairs to the interior of the within demised premises, except all interior repairs, if any, agreed to be made by the Lessor in Paragraph (4) of the Lessor's covenants as hereinafter contained.
- (3) That he will not occupy or use the said premises, nor will he permit the same to be occupied or used for any business deemed extra hazardous on account of fire or otherwise.
- (4) That at the expiration of the said term, he will quit and surrender the premises hereby demised in as good state and condition as received, reasonable wear and tear and damage by fire or other elements, or for causes beyond his control, excepted.

(CONTINUED ON NEXT PAGE)