

Two Hundred Fifty and no/100 (\$14,250.00) Dollars, payable in monthly installments of Two Hundred Fifty (\$250.00) Dollars each, on or before the tenth (10th) day of each month during the term of this lease. However, no rent shall be due or payable for the months of January, February, and March, 1966, and the first rent payment shall be due on April 1, 1966.

4. The Lessee shall use the demised premises for the purpose of operating thereon a restaurant and for no other purpose.

5. The Lessee shall not assign this lease or sublet the demised premises without the prior written consent of the Lessor.

6. The Lessee accepts the demised premises in the condition in which they exist at the commencement of this Lease. The Lessee shall make at his own expense any alterations, improvements, and repairs to the demised premises and the Lessor shall not be responsible for repairs or maintenance of any kind whatsoever. However, the Lessee shall make no such alterations, improvements, or repairs without the prior written consent of the Lessor. It is understood and agreed, however, that no person, firm, or corporation that furnishes material or work and labor in connection with the alteration, repair, remodeling, or improvement of the demised premises shall have any mechanic's lien or other lien or claim against the demised premises or the improvements thereon for any balance which might be due and owing by the Lessee to such person, firm, or corporation for said material furnished and/or work and labor performed.

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