

on the 30th day of November, 1976.

2. As rental for said premises, the Tenant shall pay to the Landlord the sum of Fifty-Two Thousand Two Hundred Dollars (\$52,200.00), said sum to be payable in monthly installments of Four Hundred Thirty Five Dollars (\$435.00), said monthly installments to be paid on the first day of each month during the term of this lease, in advance.

3. The Tenant shall make all necessary repairs to the building and other improvements located on the leased premises, including the paved parking area thereon. Said building and improvements will be kept in a neat and clean appearance at all times. The Tenant agrees that it will make no alterations, additions or improvements to the leased premises without the written consent of the Landlord, and all such alterations, additions or improvements made by or for the Tenant shall, when made, be the property of the Landlord and shall remain upon and be surrendered with the premises as a part thereof at the expiration of this lease. Any alterations, additions or improvements permitted hereunder shall be made at the expense of the Tenant.

4. Tenant shall pay all ad valorem property taxes or assessments levied on the leased premises by any valid governmental authority, and shall keep the premises insured against loss by fire or other hazards to the extent of ninety per cent (90%) of the replacement value. All utilities, including, but not limited to, lights, water, power, heat and sewage, shall be furnished at the expense of the Tenant. The Tenant shall fully comply with and perform all regulations, rules, ordinances and requirements of the city and state, city fire department and insurance company inspectors with reference to fire hazards in the leased premises and will not do, nor cause to be done, or permit on the premises anything deemed extra

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