

Lessor;

2. That he will carefully and economically occupy and use said premises and forthwith repair all injury and pay all damages that may happen or accrue to the same or any part thereof, during the term of this lease, reasonable wear and use thereof, damages by accidental fire not due to negligence of tenant or those holding under them or on the premises under their authority, and damages by the elements excepted;

3. That at the expiration of the term of this contract, or other determination thereof, he will surrender the entire possession of said premises in as good state and condition as the same are now in, ordinary wear and tear and damages by the elements alone excepted;

4. That he will not make any repairs or alterations to the premises herein devised without the written consent of the said Lessor, and that any alterations or repairs made are to be made at the cost and expense of said Lessee, and to become the property of the Lessor at the termination of this lease.

It is understood and agreed that if the Lessee shall hold over the term herein created, then such holding shall be construed to be a tenancy only from month to month, and the rental shall be One Hundred Sixty and No/100 Dollars (\$160.00) per month.

The terms "Lessor" and "Lessee" as used herein apply to and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

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