

The Lessee further agrees to pay unto the Lessor for and during the unexpired term of this Lease:

One Hundred and Fifty Dollars (\$150.00) per month due and payable on the 1st day of each and every month in advance, for sixty (60) months beginning the 1st day of June, 1969, and ending the 31st day of May, 1974.

The Lessee further agrees that all utility bills shall be the sole responsibility of the Lessee.

It is expressly understood that the Lessee shall have an option to renew this Lease, for One Hundred and Seventy Five Dollars (\$175.00) per month, for a period of five (5) years beginning the 1st day of June, 1974.

III.

The Lessor agrees that the maintenance of the roof shall be the sole responsibility of the Lessor except where the damage is due to the negligence of the Lessee or one of his agents. The Lessor further agrees that they will maintain all expenses for property taxes and fire insurance on this property for and during the term of this Lease. If for any reason the insurance rates are increased due to some action of the Lessee, the Lessee agrees to pay such increase.

IV.

It is expressly understood and agreed by the parties hereto that the premises shall not be sublet or this lease assigned to any corporation, person or persons without the written consent of the Lessor herein. It is further agreed by the parties hereto that the premises shall be used as a retail grocery and pawn shop only, and shall be used for no other purpose without the written consent of the Lessor herein.

V.

The Lessee hereby agrees to take each building, just as it stands, and to keep the premises in good repair and it is expressly understood and agreed that upon the termination of this lease the Lessee is to deliver the premises to the Lessor in as good repair as they were at the commencement of this Lease, reasonable wear and tear excepted.

VI.

The Lessee covenants and agrees that he will save harmless and indemnify the Lessor from and against all losses, liability or expense that may be incurred or in any way growing out of the use, misuse or abuse of the premises hereby leased.

(CONTINUED ON NEXT PAGE)