

2. The agreed rental per month for said property shall be Three Hundred Fifty and No/100 (\$350.00) Dollars.

3. It is understood and agreed that should any installment of rent in paragraph number 2 be due and unpaid by the Tenant, the Landlord may, at its option after giving thirty days written notice either:

(a) Declare the full rental for the entire period or term due and payable immediately, and resort to any legal remedies at law or in equity for the enforcement or collection of the rent, or to recover damages for the breach of said covenants, or

(b) Declare this lease terminated and enter and take possession of the leased premises, and thereafter hold the same free of the rights of the Tenant, or its successors or assigns, to use said leased premises, but the Landlord shall, nevertheless, have the right to recover from the Tenant any and all sums which under the terms of this lease may then be due and unpaid for the use of the premises, provided the Tenant shall not have paid said rent before the expiration of such thirty days notice.

4. The Landlord shall not be called upon to make any repairs or alterations during the term of this lease, and the Tenant agrees to keep the premises, including air-conditioning and heating apparatus, wiring, windows, plumbing, in good order and repair during the period of this lease, and upon the expiration or termination of said lease, shall deliver the premises and building in a good state of repair, reasonable wear and tear excepted. In this connection, it is understood that the Landlord shall keep in repair any water pipes leading into said building.

5. Any repairs, improvements or alterations to the premises shall be made at the Tenant's expense and all such repairs or improvements shall be in compliance with any building codes or applicable statutes or ordinances.

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