

1. Exceptions. The aforesaid premises are leased subject to the following:

- a. All zoning regulations or ordinances which may affect said property.
- b. Any state of facts which an accurate survey would show.
- c. Restrictive covenants contained in recorded instruments.

2. Lease Term. TO HAVE AND TO HOLD the said premises unto Tenant, his heirs and assigns, for ninety-six (96) months, commencing on the first day of June, 1970, and ending on the thirty-first day of May, 1978.

3. Rent. Tenant shall pay to Landlord a net rent over the term of this lease of Fifty-Seven Thousand Six Hundred and No/100ths (\$57,600.00) Dollars, to be paid at the rate of Six Hundred and no/100ths (\$600.00) Dollars per month, commencing on the first day of June, 1970, and continuing on the first day of each month thereafter, until the first day of May, 1978.

4. Taxes and Expenses. Tenant shall bear, at Tenant's own expense, all ad valorem property taxes, assessments, use taxes, or other taxes and charges levied, assessed or imposed upon or growing due and payable, or liens resulting therefrom, upon the demised premises. In default of the payment of any such sums by Tenant for twenty (20) days after any of said sums shall have become payable, Landlord may, upon two (2) days' written notice to _____

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