

The term of this Lease shall be two and one-half years from and after the commencement date, which date shall be the first day the premises were occupied by Lessee, that day being July 1, 1971.

2. Rent: The rental agreed upon between the parties shall be Three Thousand (\$3,000.00) Dollars annually, which Lessee agrees to pay in lawful money of the United States in equal monthly installments of Two Hundred Fifty (\$250.00) Dollars per month, payable in advance on the first day of each and every month during said term at such place as Lessor may designate, with it being understood and agreed between the parties hereto that the first payment will be due on September 1, 1971, with the months of July and August to be leased to the Lessee rent free.

3. Maintenance of Premises: Lessor covenants that they will, at their own expense, keep and maintain in a good state of repair the exterior of the leased building, including the roof, walls, foundation, all glass and structural elements of the demised premises, except such damage as may be caused by Lessee or his employees, and the Lessee shall keep and maintain in a good state of repair the interior of the said building and demised premises including the electrical, plumbing, heating and air conditioning systems.

4. Taxes and Utilities: Lessor agrees it will promptly pay as and when the same become due and payable, all taxes, levies and assessments or other liens levied upon the demised and leased premises, prior to or during the term of this Lease, and further agrees that in the event of its default therein, the Lessee may pay same and deduct the amount thereof, together with any penalties and interest which may have been paid by Lessee, from rents next accruing hereunder. The Lessee, however, covenants that it will pay for all water, gas, heat, fuel, power and electricity and other utility charges used on the demised premises, during the term of this Lease and will pay all taxes, levies, assessments and business licenses and other liens upon its own property and upon the operation of its business during the term of this Lease.

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