

III.

CONSIDERATION

(a) The consideration for which this lease is made and accepted is the sum of \$10,583.33 a month

payable in monthly installments of:

Dollars (\$10,583.33) per month in advance, the first installment of said rental being paid at the time of the execution hereof, and the remaining installments being due and payable on the 1st day of each month thereafter throughout the aforesaid term. Payments shall be made by delivering same to the Landlord at its office at 3030 Aurora Street, Monroe, Louisiana, or to such other address as may be from time to time designated by Landlord.

(b) In addition to the monthly cash consideration provided in Sub-Paragraph (a) hereof; Tenant agrees to assume and pay all ad valorem taxes, and all paving, sewerage and other assessments and charges which may be levied or made against the leased premises, this lease to be a "net lease". Further, Tenant agrees to pay all of the premiums which shall become due upon all fire and extended coverage insurance policies carried by Landlord on the leased premises. Such increase in ad valorem taxes and insurance premiums shall be paid by Tenant immediately upon receipt of a statement therefor from the Landlord.

(c) In the event that Tenant shall fail to pay any monthly installment of the aforesaid consideration or in the event Tenant shall fail to pay the aforesaid taxes or insurance premiums within ten (10) days after same shall become due, then Landlord may, at its option, declare all of the remaining monthly payments and all such taxes and insurance premiums within ten (10) days after same shall become due, then Landlord may, at its option, declare all of the remaining monthly payments and all of such taxes and insurance premiums immediately due and exigible, or may terminate this contract of lease.

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