

Section 3. Rent: Tenant covenants and agrees to pay to the Landlord for the demised premises the sum of Two Hundred ^{Seventy} ~~Sixty~~ ^{RBE} ~~four~~ and No/100 ^{04/100} (\$274.00) Dollars per month during the first five (5) years term of this lease. A rental of Three Hundred and No/100 (\$300.00) Dollars per month during the first five (5) year option period if the option is exercised and a monthly rental payment of Three Hundred Thirty and No/100 (\$330.00) Dollars per month in the event the second five (5) year option period is exercised. All rental payments shall be made in advance by checks made payable to William Goldsmith Co. in the amount of \$174.00 ^{04/100} per month and William H. Squires in the amount of \$100.00 per month, for the first five year period. Upon exercise of the first and/or second option, Landlord will inform Tenant how and to whom such rental checks should be made.

Section 4. Use of Premises: The demised premises shall not be used for any unlawful purposes during the term of this lease.

Section 5. Rent to be Net to Landlord: It is the intention of the parties that the rent payable hereunder shall be net to Landlord, so that this lease shall yield to Landlord the net annual rent specified herein during the term of this lease, and all taxes, utility expenses and upkeep shall be paid by Tenant.

Section 6. Improvement, Repairs, Addition and Replacement: Tenant shall have the right, at its own expense, to construct on any part or all of the demised premises, at any time and from time to time, such buildings, parking areas, driveways, walks, signs and lighting fixtures it deems necessary, provided that the same shall be in compliance with all applicable building codes and ordinances. It is agreed by the Landlord that on the expiration or sooner termination of this lease, that the Tenant or his assigns shall have the right to remove from the premises all signs, lighting, air conditioning and heating equipment on the premises whether same was installed before or after this lease agreement. The Tenant shall also have the right to remove from any building or premises all shelving, fixtures and equipment.

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