

activities as may be incidental to the fulfillment of the aforesaid duties and responsibilities. As consideration for the use of said premises during the term of this lease, the Lessee agrees to pay to the Lessor as rent the sum of One Dollar (\$1.00) per year, due and payable in advance on the 6th day of August of each year during the term of this lease.

IV.

COVENANT OF QUIET ENJOYMENT: Lessor covenants and agrees with the Lessee that the Lessee shall have the quiet enjoyment of the premises during the initial term and any extensions of this lease, free from the adverse claims of all persons and entities, and the Lessor will fully protect the Lessee in full, complete and absolute possession of the premises and every part thereof.

V.

IMPROVEMENTS TO BE CONSTRUCTED: The Lessee may make such changes, repairs, alterations, additions or improvements as may be required to existing structures located on the leased premises, and shall have the right to construct, erect and maintain thereon such additional buildings or facilities as may be, in the Lessee's judgment, necessary and advisable for the purpose of carrying out its activities as provided for herein. All repairs, improvements, additions or alterations made by the Lessee to the leased premises may be removed by the Lessee at the termination of this lease, except where such removal would substantially damage or impair said premises. ✓

VI.

MAINTENANCE AND REPAIRS: The Lessee covenants and agrees with the Lessor to keep the demised premises in generally good and usable condition during the term of this lease and the Lessee shall bear the full cost and expense of such maintenance and repair as in the Lessee's opinion is necessary for protection and maintenance of the property in as good a state of repair as it was in at the commencement of this lease, reasonable wear and tear excepted.