

Dollars (\$400.00) base monthly rate.

Lessor maintains the right to inspect the premises for the purposes of maintaining, fixing and inspecting his building and property. Lessee agrees to notify lessor immediately of any problems with the building. Lessee is to use the building and premises for general business purposes and to return the premises and building in the same condition as it was received upon date of occupancy and any damage being done to the premises other than normal wear and tear shall be repaired by lessee prior to leaving the premises. The parking area is to be maintained at all times by the lessee and lessee is to repair and keep in repair any damage caused by machinery to the parking area.

Lessee is to be responsible for all utilities needed at the property, including, but not limited to water, gas, electricity, sewer costs, etc. These bills are to be paid promptly.

Lessor to keep insurance on the building itself and the lessee is to insure inside the building, including any insurance which it wishes to carry on furnishings in the building, and all adjacent property. Lessee to carry whatever liability insurance it deems necessary to protect itself and the lessee agrees to hold the lessor harmless from any accident which might occur on the property of any kind whatsoever.

Lessee has the lessor's permission to put up a fence over and about the property and a radio tower which shall comply with all local rules, regulations, and laws. Said fence or fences shall be the sole property of the lessee and consequently, the lessee shall assume all liabilities of any nature whatsoever resulting therefrom. Upon termination of this lease for any reason whatsoever, the lessee shall have thirty (30) days from the date of the termination of the lease, to remove all their fencing and radio towers from the property. Thirty (30) days from the date of the termination of the lease, said fence and radio tower shall vest in the lessor unless they are removed within said time period, or, in the alternative, a subsequent agreement is entered into between the parties which shall be executed in a similar manner and fashion to this particular agreement. No oral or parole agreements concerning this particular provision shall be considered valid.

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