

3. Authorized Use. Lessee shall use the leased premises for purposes of operating a commercial tire distributorship including facilities for maintenance, and all other lawful purposes incidental thereto, and for any other lawful business operations of Lessee.

4. Rent. Lessee hereby covenants and agrees to pay to Lessor, or to such person as Lessor may hereinafter designate in writing, as rental for the leased premises for the term of this Lease, the sum of Fifteen Thousand (\$15,000.00) Dollars per annum, payable in Twelve (12) monthly installments of Twelve Hundred Fifty (\$1250.00) Dollars each, in advance upon the first day of each and every calendar month during the term of this Lease.

5. Taxes.

(a) Lessee shall pay, during the term of this Lease, to the public officers charged with the collection thereof, promptly as the same shall become due, (i) sales, personal property or use taxes, if any, imposed by State Law or City or County ordinance upon any property purchased and installed by Lessee and (ii) all current real estate taxes and assessments, both general and special, beginning with such taxes and assessments which shall become due and payable upon and after the date of the commencement of this Lease, and that may hereafter, during the term of this Lease, be levied, assessed, charged or imposed upon the leased premises described herein and/or the improvements which now or hereafter may be located thereon.

(b) Lessee shall request the appropriate governmental authority to mail any and all real estate tax bills described in

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