

for said premises, during the initial term hereof, the sum of Two Hundred and No/100ths (\$200.00) Dollars per year, in advance, beginning on the date hereof and on the same day of each succeeding year, with any portion of a year to be prorated.

(2) The leased premises shall be used solely for the purpose of ingress to and egress from the adjoining property of the Lessee referred to hereinabove.

(3) The Lessee covenants and agrees:

(a) To use said premises only for the purpose set forth hereinabove and Lessee shall not erect any building, structure or improvement on the leased premises without the expressed written consent of the Lessor.

(b) To observe and comply with all laws, ordinances and regulations of governmental authorities applicable in any way to the use of the leased premises.

(c) To maintain the leased premises in a reasonable state of repair and to surrender the same at the expiration of the term hereof in like condition as now, reasonable wear and tear excepted.

(d) To indemnify and hold the Lessor harmless from any and all injuries or damages to persons or property occurring on the leased premises or resulting from the use thereof by the Lessee.

(e) To peaceably surrender the premises to the Lessor upon termination of this Lease.

Lessor covenants and agrees:

(a) To pay when due all ad valorem taxes or assessments levied against the leased premises.

(b) That Lessee shall have quiet and undisturbed possession of the premises so long as there is no default by Lessee hereunder.

The Lessee shall have the right to assign the within lease or sublet the demised premises and further consent or approval thereto by Lessor shall not be required.

In the event of default by the Lessee in the performance of any