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Agreement and ending on _____, 1987. The Lessee is given the right to renew said lease for a like period by giving the Lessor thirty days notice of intentions to renew. The Lessee agrees to pay as rental for the use of said premises the sum of \$27,500.00 annually, payable \$2,291.67 monthly on or before the 10th day of each month, the rental for the first month is to be paid within ten days from the signing of this instrument.

The Lessee is not to make any major alterations or changes in the building or any part thereof without the consent of the Lessor and then any alterations or changes are to be at the Lessee's expense. The Lessee shall during the term of the lease at its own expense keep the premises in good order, condition and repair, including replacement of any broken glass, said replacement to be made under the supervision and approval of the Lessor.

The Lessor will provide for insurance on the buildings, appliances and fixtures owned and installed by the Lessor. The Lessee agrees to keep in effect ample fire insurance with extended coverage on the contents of the buildings owned or installed by the Lessee and which is not a part of the buildings as a fixture.

The Lessee will not be permitted to sub-let the premises without the written permission of the Lessor.

DOCUMENTARY
STAMP
0013-77 TAX 108.00
PB. 11218

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