

2. The rental to be paid by Lessee to Lessors shall be TWO THOUSAND TWO HUNDRED AND 00/100 DOLLARS (\$2,200.00) per month, payable in advance on or before the tenth (10th) day of each calendar month. The first month's rental shall be payable on or before the tenth (10th) day of September, 1977.
3. The Party of the Second Part agrees to accept said premises in its present condition and does hereby agree that he shall be responsible during the term of this Lease, or any extension thereof, to make all such repairs as may be necessary, to maintain the premises in the same condition as the same is at the time this lease is entered into and upon the termination of this lease, or any extension thereof, agrees to deliver the same to the Parties of the First Part in as good condition as the same is on the day this Lease is entered into.
4. The Party of the Second Part also agrees that he shall at his own expense carry a fire and extended coverage insurance policy on said buildings, with some reputable insurance company, in the amount of ONE HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS (\$180,000.00), and FIFTY AND 00/100 DOLLARS (\$50.00) deductible vandalism insurance in an amount of not less than TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$25,000.00). In addition thereto, the Party of the Second Part also agrees to carry

506

4328 RV-2