

Lessee agrees to pay rental for the leased premises as follows:

a. From November 1, 1983, through October 31, 1985, the monthly amount of Seven Hundred and No/100ths (\$700.00) Dollars.

b. From November 1, 1985, through October 31, 1988, the monthly amount of Eight Hundred and No/100ths (\$800.00) Dollars. The said rental shall be paid on or before the first day of each month in advance and shall be paid to the Lessor at the address shown below the signatures.

The above letting is made upon the following conditions:

1. The Lessor covenants that the Lessee, on paying the said rental and performing the covenants and conditions of this lease contained shall and may peaceably and quietly have, hold and enjoy the demised premises for the term aforesaid.

2. The Lessee will, during the continuance of the term hereby granted, pay said rent herein before reserved at the time at which the same is made payable. The Lessee will pay a late fee of Twenty and No/100ths (\$20.00) Dollars for each payment of rent which is received more than ten days late.

3. The Lessee shall pay all charges for water, electricity, and heat used upon said premises.

4. Prior to the commencement of the lease period the Lessor will cause the inside walls to be completed and will install adequate lighting consisting of two foot by four foot recessed fixtures. Lessor will thereafter maintain the roof in good condition and shall promptly repair any reported leaks.

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