

and subsequent months payable in advance by 3rd of each month.

The Lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the Lessee only require of the Lessors the use of the premises for the business mentioned but no other. The Lessors to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the Lessors not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the Lessors so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the Lessors before being erected.

Lessors further agree to renew this lease for an additional twelve (12) months for \$3000.00 per year; \$250.00 per month, if Lessors still own this building at lease expiration.

To have and to hold the said premises unto the said Lessee Walter Fillinsky executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party 1 (one) months written notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or 1 (one) months arrear of rent, shall terminate this lease, if the lessor so

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