

ARTICLE II

RENT AND LENGTH OF TERM

This Lease is for a term of three (3) years commencing on the 1st day of July, 1983, and ending on the 30th day of June, 1986, for the total rent or sum of \$40,800.00 payable in equal monthly installments of \$1,000.00 for the first year; \$1,200.00 per month for the second year and third year, in advance, on the first day of each calendar month during the term. The first three months rent shall be applied to the costs of the improvements provided for in Article III below.

The Lessee shall pay the said rent at the times and in the manner aforesaid.

ARTICLE III

USE

The Lessee shall use and occupy the premises only as and for a veterinary office and/or business related or incidental thereto. Lessor shall make the improvements listed on Exhibit A attached hereto prior to the Lessee's occupancy of the premises. All costs of the improvements exceeding \$3,000.00 shall be paid by the Lessee.

*Handwritten initials and number:*  
FHM  
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