

term and upon the conditions herein set forth.

2. The term of the lease shall be ten (10) years commencing on May 1, 1985.

3. The annual rental to be paid by the Lessee to the Lessor for the demised premises, for the term hereinabove specified, shall be Forty Eight Thousand Six Hundred & No/100 (\$48,600.00) Dollars, which annual rental shall be payable in advance in equal monthly installments of Four Thousand Fifty and No/100 (\$4,050.00) Dollars on the first day of each month during the term hereof. The amount of such rental shall be adjusted annually to reflect the increase or decrease in the Consumer Price Index, all items, all urban consumers, 1967=100 as of the effective date hereof and the adjusting number shall be the said index number on each anniversary of the lease effective date.

4. The Lessor covenants and agrees:

(a) That prior to the commencement of the term of this lease, to repaint the exterior and interior of the building according to Lessee's specifications, to install new ceiling tile in the office of the District Manager, to install new roofing on the building and to contribute up to the sum of Two Hundred Twenty-Five (\$225.00) Dollars toward raising the air handler to sufficient height to allow new roofing to be installed under same.

(b) To keep the roof, exterior walls and structural parts of said building and also the driveway and parking areas in good order and repair at its own costgs and expense;

(c) To insure said building constructed on the leased premises at full insurable value thereof against damage from fire, windstorm and other casualties commonly included within the term "extended coverage".