

In consideration for said premises, the Lessees agree to pay to the Lessors as rent therefor two-hundred, twenty-five dollars per month payable on the first day of each and every consecutive month during said five year period. If possession is delivered subsequent to the first day of any month prior to January 1, 1949, then rent for such portion of a month shall be prorated on the basis of two-hundred, twenty-five dollars per month and payable in advance. If the Lessees fail to pay said monthly rental for a period of ten days after the first day of any month during the term, this lease shall become null and void at the option of the Lessor.

It is understood and agreed that the Lessees herein shall not make any changes, alterations or improvements to the structural portion of said building or otherwise without the express written consent of the Lessors.

It is further understood and agreed that the Lessees will accept the building when possession is delivered by the Lessors on or before January 1, 1949 provided the said building has been constructed according to plans and specifications as above set forth. The Lessees agree to make necessary repairs to the building from time to time as may be necessary and which would be included in maintenance of the interior of the building including floors and inside walls. The Lessors agree to maintain the roof and outside walls of the premises. It is further agreed that natural wear and tear to the premises shall be excepted from the agreement on the part of the Lessees to maintain the premises as aforesaid but the Lessees expressly agree to be liable for any breakage or damage to the premises which may be caused directly or indirectly through the negligence of the Lessees.

In the event the premises are destroyed by fire or other casualty to an extent whereby the same cannot be used by the Lessees in the operation of their business, then this lease shall be