

eight (8), shall, in addition to the rental of Twenty-four Thousand Dollars (\$24,000.00) for the ten (10) year lease period, pay to the Lessor the liquidated indebtedness incurred in the performance of the work, which liquidated indebtedness, the Lessee, at his option, may pay in equal monthly installments over the ten (10) year lease period, no part of which shall be considered as rental. The monthly rental specified herein to be paid by the Lessee shall be paid monthly in advance, and if the Lessee chooses to pay in monthly installments the liquidated indebtedness for the performance of the work specified in paragraph eight (8), it, too, shall be paid monthly, on or before the 1st day of each and every month during said ten (10) year period. All other covenants, promises and agreements herein contained shall remain in full force and effect during said ten (10) year term.

10. The cost of relocating trade fixtures, appliances, pipes, wires and machinery, with the exception of the sprinkler system, incurred in connection with the performance of the work specified to be done in paragraph eight (8) herein shall be solely that of the Lessee.

11. The Lessee shall keep the premises and all fixtures, excluding the sprinkler system, in good order and repair during the term of this lease and upon the expiration or termination thereof, deliver up the premises, building and fixtures to the Lessor in as good repair as they were in at the commencement of this lease, reasonable wear and tear alone excepted. The Lessee agrees to replace all broken or damaged glass in the windows or other parts of the leased premises at its own expense.

The Lessor has this date transferred by Bill of Sale unto the Lessee a 12,000 gallon fuel tank, which tank is presently

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