

1957, the present expiration date thereof, to and including December 31, 1959.

2. The rental payable by the Lessee to the Lessor for the use of said leased property during the part of said term subsequent to the date of this agreement shall be as follows: For the ten (10) months' period, February 1, 1955, through November 30, 1955, the rental shall be Three Hundred Dollars (\$300.00) per month (proper allowance being made for any rent already paid under the original lease for January, 1955, that is applicable to part of the month of February, 1955). For the balance of said extended term, that is, from December 1, 1955, through December 31, 1959, the rental shall be Four Hundred Dollars (\$400.00) per month. Such monthly rental, starting February 1, 1955, as aforesaid, shall be due and payable on the first day of each and every month during said term, provided, that the Lessee shall not be considered in arrears with the payment of such rental as long as the respective monthly payments are made not later than the tenth day of each month.

3. It is understood and agreed that the Lessee owns, or will own when installed, the following equipment and fixtures in the leased building:

The gas furnace heating system now in the office of the leased building;

Any air conditioning unit which the Lessee installs in the leased building; and

The fluorescent lighting fixtures and gas unit heaters which the Lessee brought with it from its previous location and installed in the leased building;

and upon termination of this lease, or any renewal thereof, the Lessee will have the right to remove said equipment and fixtures from the leased building to the extent that such removal does not damage the building (which would be the case in the event of any removal of the duct work required in connection with the heating and air conditioning units, it being understood, therefore, that such duct work will not be removed).