

The terms and conditions of this lease are as follows:

I.

This lease shall begin on the 1st day of ^{October}~~September~~, 1956 and shall exist and continue for a period of fifteen (15) years - until the 30th day of September, 1971, unless sooner terminated by other provisions of this lease.

II.

The Lessee shall pay to the Lessor for the use of said premises a net annual rental of Four Thousand Eight Hundred ----- (\$4,800) Dollars, payable in equal monthly installments of Four Hundred (\$400.00) Dollars each in advance; the first such installment of \$400.00 to be made on or before the 1st day of October, 1956, and a like amount, to wit, \$400.00 on or before the 1st day of each succeeding month thereafter so long as this lease shall remain in effect.

III.

It is intended that the annual rent provided for in paragraph II hereof shall be an absolutely net return to the Lessor throughout the term of this lease, free of any expense, charge or other deduction whatsoever, with respect to the demised premises and/or the ownership, leasing,