

of not more than Seventy-Five (\$75.00) Dollars per month, payable as above, not to exceed a total occupancy of Eighteen (18) months; at the rate of Seventy-Five (\$75.00) Dollars; thereafter the rental is to be agreed upon by both parties, but not to exceed five (5) years or One Hundred Fifty (\$150.00) Dollars per month.

3. The Lessors covenant and agree:

(a) To maintain in a sound condition the structural walls and roof of the leased premises.

(b) That all equipment within the leased premises is in proper working condition.

(c) That all and any equipment, subject to lien so leased, the Lessee is to enjoy quiet use and enjoyment of same during the term of this Lease, or any extension thereof.

(d) That the Lessee will be free to remove any equipment or fixtures which he brings on the leased premises at the end of this lease or any extension thereof, provided the rent and any other sums which may be due hereunder from the Lessee have been paid.

4. The Lessee further covenants and agrees:

(a) To maintain said premises (except structural walls and roof) in a good and reasonable state of repair and to surrender the same at the expiration of the term hereof in as good condition as they now are, reasonable wear and tear excepted. The Lessee further accepts the building as satisfactory in its present condition.

(b) Not to do or permit to be done upon the said premises anything which would constitute or become a nuisance or which might constitute or render void or voidable any policy of insurance on the premises