

2. As rental for said premises for said term, the Lessee shall annually pay to the Lessor the sum of \$ 20,400.00, said annual rental to be paid in twelve (12) equal monthly installments. Each said installment shall be paid, without notice or demand therefor, in advance, on the first day of each month of the term hereof.

3. The Lessor agrees that the Lessee shall enjoy said premises during said term free from the adverse claims of any person.

4. During the term of this lease, the Lessee shall pay all advalorem taxes, assessments and charges levied against the demised premises by all governmental authorities, and all charges for electricity, heat, water, and sewer charges, and insurance on glass windows installed. Also, the Lessee agrees to carry fire and extended coverage insurance for the term of this lease to the extent of the full replacement cost (revised annually) of the buildings and improvements erected on said property as hereinbefore provided in this lease, insuring in the name of the Lessor and the Lessee their respective interests in the said building and improvements in insurance companies approved by the Lessor.

5. The Lessee, without the written consent of the Lessor, may install in or upon the demised premises such tanks, pumps, piping and other equipment necessary to the conduct of its chemical business, which said items so installed, whether by being affixed to the realty or located thereon, shall be and remain the sole and separate property of the Lessee. The Lessee covenants that upon the termination of this lease it will remove from the demised premises all items installed by it thereon, that it will repair all damage to said premises that may have been caused by the installation or removal of such items, and that it will surrender the demised premises in as good order and condition as the same were in at the beginning of the term hereof, ordinary wear and tear and damage by fire or other casualty beyond the control of the Lessee excepted.

6. The Lessee agrees, at its expense, to maintain and keep in good repair, and first class condition, the building and all other improvements to be erected upon the demised premises, such exterior walls, roof, ceilings, interior walls, plumbing, heating system, electrical apparatus, air conditioning equipment,

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