

If rental begins in a fractional part of a month, the rental for such fractional part will be paid in with the next monthly payment. All rental payments are to be made in advance.

The Lessees have posted with R. E. Hughes Real Estate the sum of One Thousand and No/100 (\$1,000.00) Dollars to show good faith in carrying out the terms of this Agreement, it being understood that the One Thousand and No/100 (\$1,000.00) Dollars will be paid to the Lessor and applied as rental for the uses of the property herein described. In the event the Lessor is unable to deliver the premises in useable condition for the purposes herein set out, then and in that event the One Thousand and No/100 (\$1,000.00) Dollars good faith money will be returned to the Lessees. In the event the Lessees, for any reason other than that stated above, fail to carry out the terms of this Agreement, then and in that event the One Thousand and No/100 (\$1,000.00) Dollars good faith money will be paid to the Lessor.

The Lessees are to use and enjoy the full use of the premises herein described for the purposes stated herein without interference from the Lessor or any person or persons in his behalf or in his name. That at the expiration of the term of this Lease, the Lessees will peaceably deliver possession of the premises herein demised in good condition, reasonable use and natural wear and tear excepted.

IT IS UNDERSTOOD AND AGREED that the Lessees are to use said premises as an automatic car wash, service station, and other uses and devices that may enhance the operation of such business.

That the Lessees are to demolish the present building standing on the premises with the exception of the residence in

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