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VI.

Said rent shall be paid by the Lessee to the Lessors in advance, without demand, on or before the 1st day of each and every calendar month during said term;

VII.

Said rents shall be so paid by the Lessee to Engel Realty Company, as agents for Lessors, at the office of said agents in Birmingham, Alabama, or to such other person or persons as the Lessors shall, from time to time, designate in writing.

VIII.

Said Lessee covenants and promises with the said Lessors as set out in the several paragraphs lettered (a) to (s), both inclusive, as follows, to-wit:

(a) The Lessee shall perform, comply with and abide by each and every payment, stipulation, provision, condition, agreement and covenant in this lease agreement contained, and every part thereof, all and singular, on the part of the Lessee to be kept, performed, complied with and abided by;

(b) The Lessee shall pay to the Lessors all and singular the rent hereby reserved in the manner and at the times respectively as called for by this lease;

(c) The Lessee shall, at the Lessee's own cost and expense, pay for all water, electricity or gas, or other illuminant or utility used on or in connection with said premises for any purpose during the term of this lease, promptly as the same shall become due and payable;

(d) Lessee shall, at the Lessee's own cost and expense, during said term, well and sufficiently keep the interior of said demised premises, including, without limiting the generality of the foregoing, walls, plumbing, windows, doors, lavatories, floors,