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TO HAVE AND TO HOLD unto the said Lessee for the term beginning December 31, 1949, and ending December 31, 1954.

The Lessee agrees to pay to the Lessor, as rental on said premises during the term of this Lease, the sum of Two Hundred (\$200.00) Dollars per month, payable at the end of each calendar month, beginning January 31, 1950.

The Lessee agrees to lease the property in the condition in which it now is, and to make, at its own expense, any additions, alterations, changes or improvements which may be necessary to render the property suitable for its purposes. The Lessee shall have the right to make such alterations, changes or improvements in such parts of the property as it finds necessary for its purpose, at its own expense, provided that such alterations will not injure the property.

The Lessee will, at its own expense, make all repairs and renewals necessary or advisable to keep such premises, both inside and outside, and all additions thereto, from deteriorating in value or condition, and the Lessor shall be absolutely exempt from making any repair or renewal or addition to said premises and their appurtenances during the term of this Lease.

In addition to the rental herein agreed to be paid by the Lessee as aforesaid, said Lessee covenants and agrees to pay all taxes, ordinary as well as extraordinary, of every kind that may be levied upon or assessed against said property, or any part thereof, during the term of this Lease; to pay all charges for water, gas, heat and electric power used on said premises, and to keep in repair, at its own expense, all water and fuel pipes, fixtures and accessories; to pay all premiums on insurance necessary to keep said premises adequately insured against loss or damage by fire.