

cost. At the time said house is started to be demolished, Lessees will pay to Lessors as rental for such lot the sum of \$62.50 per month, irrespective of the beginning date of this Lease.

(3) Lessees hereby agree to pay to Lessors for said Lease the sum of Two Hundred Fifty (\$250.00) Dollars per month, payable in advance, plus an additional amount monthly^{which} will represent ten per cent of the total cost of demolishing said house and black-topping said land.

(4) Lessees shall have the right to sublet all or any portion of the premises covered by this Lease.

(5) It is anticipated that Lessees will construct an office building, erect fences, signs, lights, etc., on the leased premises at their own expense, it being agreed that the same will remain personal property of Lessees and to be removed from said premises within thirty days after the expiration of this Lease.

(6) Lessees are hereby given the option to renew this Lease for an additional period of five years at a rental to be agreed upon between Lessors and Lessees at the time of the exercise of such option.

Lessors shall pay taxes upon the leased premises and Lessees shall pay all utilities bills; it being further agreed that Lessors shall provide a one inch water line through the middle of the leased premises.

Should Lessors not be able to deliver possession to Lessees of the lot now being operated by Patton's Used Cars as of February 1, 1958, Lessees shall pay to Lessors their present rental plus \$62.50 per month on the lot on which said house has been demolished. The full rental as herein provided shall not begin until possession of the entire leased property as herein provided is given to Lessees.

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