

Lease period. The parties shall then immediately proceed to re-negotiate the rental for the additional term.

ARTICLE III. RENTAL:

The Lessees shall pay to the Lessor for the use and occupancy of the leased building and demised premises monthly rental at the rate of \$125.00 per month for the first year; \$150.00 per month for the second year; \$175.00 per month for the third year; \$200.00 per month for the fourth year and \$225.00 per month for the fifth year. The rate for any renewal period following the first five years shall be negotiated between the parties as set out in Article II. The rent is to be paid in advance on or before the 10th day of each month. This lease shall be a net lease and the Lessees shall pay all property taxes and assessments on the property and improvements. The Lessees shall keep the building insured with fire and all risk multi-peril insurance to the extent of the building's appraised value as set forth by Lessors. Lessors shall approve the insurance company selected by Lessees.

ARTICLE IV. LESSOR'S COVENANT TO MAINTAIN:

The Lessor will, at its own expense, keep and maintain in good order and repair the exterior and structural portions of the building, including, without limitation, thereof, gutters and drains, foundations, exterior walls (except plate glass or glass), parking areas, driveways, and foot walks; provided, however, the Lessor will not be responsible for or required to make and the Lessee shall make any repairs which may have been occasioned or necessitated by Lessee, his agents or employees or by the failure of Lessee to comply with his covenants under this Lease agreement.

ARTICLE V. LESSEES' COVENANT TO MAINTAIN:

Lessees will, at its own expense, take good care of and will be responsible for all maintenance, upkeep and repair of the interior portion and of all plumbing, heating, air conditioning and electrical fixtures and equipment in their leased building. Lessees will, at the end of the term of this Lease or any extensions thereof, deliver the leased building to the Lessor in as good condition as the same was when

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