

rental will be Six Thousand and No/100 (\$6,000.00) Dollars per year, payable \$500.00 per month in advance, on the date of the month determined by the opening of the business operation by the Lessees, or, in no event later than September 1, 1973, and continuing on such date each month thereafter during the term thereof. This option shall be exercised by the Lessees giving written notice to the Lessor six (6) months prior to the termination of the within lease.

The Lessor also agrees to pave the parking lot, front and back, and to install a six foot fence around the parking area located at the back of the building to be used by the Lessees in their business. Lessor will provide the electrical and plumbing work for said building on the premises to be used by the Lessees.

The Lessees further covenant and agree:

(1) To accept the building and premises in its present condition, subject to paving, electrical work and plumbing as set forth above and to be responsible for all utility bills, and the maintenance of the interior including the heating, air conditioning, plumbing and electrical equipment; however, it is understood between the parties that the Lessees will be responsible for installing the heating and air conditioning systems and at the end of the term hereof, the Lessees will have the right to take with them from the premises the heating and air conditioning systems they install; it is further understood that the Lessor will install plumbing and electrical equipment and it shall be in satisfactory working condition at the commencement of the lease, and thereafter the Lessees shall be responsible for the maintenance of the plumbing and electrical equipment.