

Twenty-two Hundred Fifty (\$2250.00) Dollars to be paid

upon the signing and delivery of this contract, the same being rent for the months of June, July and August, 1928, receipt of which is hereby acknowledged; and the further sum of Seven Hundred Fifty (\$750.00) Dollars on the first day of September, 1928, and like amount on the first day of every month thereafter until the entire sum of One Hundred Thirty-five Thousand (\$135,000.00) Dollars is fully paid.

The parties of the second part agree to accept the premises in their present condition, but it is expressly agreed between the party of the first part and the parties of the second part that the parties of the second part shall have the right to remodel the interior, front roof and sides of the building now on said premises so as to arrange same for use as a banking house; provided, however, that any changing or remodeling of said building shall be done by the parties of the second part at their own cost and expense, and without cost and expense to the party of the first part, and in such manner as not to interfere with the use of the outside walls of said building or the roof thereof, or to in any manner damage the same, and in such manner as shall be approved by the party of the first part.

It is further expressly agreed between the parties hereto that in addition to the monthly payments of rent hereinbefore provided for as part of the consideration of this lease and its continuing in force, the parties of the second part agree to pay all ad-valorem taxes and sewer and paving assessments levied, or to be levied, against said property which may become due and payable during the life of said lease, and to pay all expenses incurred in the furnishing of water, gas or electricity in said building during the continuance of this lease, and to protect said party of the first part and said premises from any liens which might attach against said property by reason of the non-payment of any ad valorem taxes or sewer, or paving assessments, or the furnishing of any gas, water or electricity therein, and defend any suits for damage that might be caused by accidents in the re-building or re-pairing of said building.

The parties of the second part further agree to pay and keep in force insurance policies to the amount of Fifteen Thousand (\$15,000.00) Dollars in the name of the party of the first part on said building during the continuance of this lease, and it is also agreed that the parties of the second part are to have the privilege of carrying an additional insurance to protect their interest by reason of this lease for their benefit.

It is further agreed between the parties hereto that in case the building on said premises is destroyed by fire, or other action of the elements, or is damaged thereby, then in that event the party of the second part shall have the privilege to repair, or rebuild said building, and to use the insurance that is taken out in the name of the party of the first part, or so much as he may need, to make such repairs; and it is also agreed that in case of such accident that the party of the second part will not be required to pay said Seven Hundred Fifty (\$750.00) Dollars per month rental as long as he is prevented from using the said building; but in case the parties of the second part should not elect to repair said building as hereinbefore provided, then in that event the parties of the second part shall forfeit the said Twenty-two Hundred Fifty (\$2250.00) Dollars rental paid as hereinbefore provided as a consideration for this lease, and shall surrender the premises and this lease shall thereupon cease and terminate, and all liabilities of both the first and second parties shall end.

It is further expressly agreed and understood between the parties hereto that upon any failure on the parties of the second part to make any monthly payment of rent in advance as the same becomes due and payable, or upon failure on their part to keep and perform in the manner herein provided any of the promises, covenants or agreements on their part agreed to be performed, shall render this lease subject to forfeiture and cancellation at the option of the party of the first part, and upon the election of the party of the first part to declare a forfeiture of this lease, the said party of the first part shall thereupon have the