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The Lessor shall keep the premises in good condition and repair and the Lessee shall deliver up the same at the expiration of said lease or the renewal thereof in good order and condition, ordinary wear and tear excepted.

The Lessor covenants and agrees to keep the premises in good condition and repair, and to provide the Lessee with appropriate modes of ingress and egress to and from the demised premises in substantially the same physical condition as exists at the commencement of the term of this lease.

In the case said premises shall be damaged or destroyed by fire, casualty, or the elements, the Lessor agrees that the said premises will be repaired or rebuilt as speedily as possible at the Lessor's expense, and that, until such repairs have been made or the said premises rebuilt, the rent shall be abated proportionately.

The prepaid rental for the aforesaid premises was determined upon the basis of a rental of Fifty and No/100 (\$50.00) Dollars per month, and it is hereby expressly agreed and understood that upon written notice to the Lessor by the Lessee within thirty days prior to the termination of this lease, the said Lessee shall have the right to extend the term of this lease for a period of one (1) year, the said rental to be at the rate of Fifty and No/100 (\$50.00) Dollars per month, payable on or before the last day of each rental month.

To the faithful performance of these covenants, the parties hereto bind themselves, their heirs, executors,