

to the extent of the damage, shall be abated or this lease may be terminated at the option of either party, *if totally rendered unfit for occupancy.*

The Lessors warrant that they are seized of said property in fee simple and will warrant peaceable possession thereof to the Lessees during the term herein stipulated provided the Lessees keep and observe the terms of this lease.

It is understood and agreed that the Lessors hereby grant to the Lessees, their heirs, successors and assigns, the right and option to extend the term of this lease for an additional period of three years upon the same terms and conditions as herein contained, provided that if the Lessee shall desire to exercise its option to renew, they shall give the Lessors written notice thereof not less than sixty (60) days prior to July 31, 1962.

The Lessees shall have the right to sublet the leased premises or any portion thereof to such person, firm or corporation and on such terms as it shall approve, subject, however to the approval of the Lessors with respect to the character of the proposed subtenant and the nature of the business to be conducted thereon by such subtenant.

This lease shall be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Lessors, respectively, have hereunto set their hands and seals and the Lessees have set their hands and seals and have caused this lease to be executed by its duly authorized officers and its corporate seal to be hereunto affixed, this the day and year first above written.

IN PRESENCE OF:

R. G. Navarre : Mrs. Evas C. Howell (LS)
Lessor

J. P. Whately : Ester Howell (LS)
Lessor

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