

days prior to the termination of the within lease and the third to be promptly chosen by the two appraisers thus previously chosen and appointed. When the purchase price is thus established the Lessee shall have a reasonable time thereafter within which to examine the title to the leased property and arrange for the closing, and this lease shall continue until such closing upon the same terms and conditions as set forth herein.

It is further agreed that the above-described property is hereby leased unto the Lessee to use said premises in a lawful manner and to, in no way, use the premises in such a manner as to be and become a nuisance, and at the cancellation or termination of the lease to surrender up said premises in as good condition as they now are, excepting only reasonable wear and tear and repairs required to be made by the Lessor. The Lessee agrees to pay any increased insurance premium on the building or contents caused by the Lessee's occupancy as additional rental. The Lessee agrees that during the entire term of the lease it will maintain and keep in good order and repair the interior portion of the building and be responsible for the cost of all service calls connected with all fixtures and parts thereof which can be reasonably repaired. The Lessor agrees that it will maintain in good order the exterior and structural portions of the building and will replace all fixtures and parts thereof which fail to perform properly due to normal use and which cannot be reasonably repaired, and in addition thereto agrees to pay all taxes and assessments against the property and keep the leased premises

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