

interior of the building, provided it does not damage said building, and should damage occur, it shall be repaired and paid for by Lessee.

6. Right to Remove Equipment on Termination: All signs, moveable equipment and trade fixtures which are placed in or on the said premises by the Lessee shall remain the property of the Lessee, who shall have the right to remove the same within thirty days after the termination of the Lease, provided that Lessee shall repair, or reimburse the Lessor for the costs of repairing, any and all damage resulting to the demised property from the removal of such equipment. All other fixtures and equipment which are permanently attached to the building or buildings or the premises shall become and remain the property of the Lessor.

7. Insurance Coverage: It is agreed that the Lessor will, during the continuance of this Lease, at its own costs and expense, keep the building or buildings on the demised premises insured to the extent of its full and insurable value, against loss by fire with extended coverage; and in the event the same be damaged or destroyed by fire, or other cause so insured against, Lessor will repair such damage or destruction as promptly as practicable, with the rent to cease until such time as the premises are put back in usable condition; it is further agreed that should these repairs take in excess of thirty days to make, then the Lessee, at his option, may declare this Lease null and void.

8. Option to Renew: The Lessee is hereby granted the right, at his option, to renew this Lease for an additional period of thirty-six months upon giving to Lessor notice in writing of this intention to so renew at least thirty days prior to the expiration of the term herein provided. The renewal period is to be on the same terms and conditions as herein provided with the exception of the annual rental. The annual rental is to be adjusted as compared to the primary term (\$3,600.00 per annum) by an increase to Four Thousand Eight Hundred (\$4,800.00) Dollars per year, payable Four Hundred (\$400.00) Dollars per month. It is further agreed between the parties hereto that should the taxes and/or insurance

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