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matured rent shall become immediately due at the option of the Lessors and the Lessor may thereupon lawfully enter into and upon the premises or any part thereof and repossess the same and expel the Lessee and those claiming under it and remove all its effects by force, if necessary, without being deemed guilty of any manner of trespass and without prejudice to any other claim or remedies the Lessor may have or use for arrears of rent or breach of covenant.

7. Lessee shall have the exclusive right of option to renew this lease for a further period of five (5) years, upon the same terms and conditions, at a rental of Two Hundred Fifty(\$250.00) Dollars per month, in advance, provided it shall notify Lessor of its intention to do so on or before October 31, 1961.

8. It is further understood and agreed that the Lessee may attach its usual signs on or about the demised premises provided such signs and other attachments shall comply with all requirements of law. However, the Lessee agrees to protect and save harmless the Lessor against any liability for damages to persons or property caused by or growing out of the installation and operation of such signs.

9. It is further agreed by and between the parties hereto that the Lessee shall keep and hold harmless the Lessor from any and all damages, liability for anything and everything arising from or out of the occupancy by or under the Lessee or Lessee's agents or servants, and from any loss or damage arising from any fault or negligence by the Lessee, or failure on the Lessee's part to comply with any of the covenants, terms and conditions herein contained or otherwise and that the Lessee shall purchase public liability property damage insurance in a sum sufficient to indemnify and save harmless itself and the Lessor

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