

said term a sum equal to eight per cent (8%) of the value of the land or \$3,200.00 per annum, and twelve per cent (12%) of the ^{COST} value of the building, ^{AND IMPROVEMENTS} to be constructed thereon, per annum payable in monthly installments on the first day of each and every month during said term.

IV.

For the consideration aforesaid, Lessors hereby give and grant, unto Lessees, their successors and assigns, the right, privilege and option of renewing this Lease, at the expiration of the aforementioned term, for an additional term of five (5) years, upon the same conditions, covenants, and agreements herein set forth and at a rate of rental to be determined at the time of renewal, by giving to Lessors at least ninety (90) days written notice prior to the expiration of such term of Lessees desire to exercise said option and renew this Lease for such additional term.

V.

It is especially agreed and understood that any holding over, or continued use and/or occupancy, by Lessees, their successors and assigns, of the hereby leased property after the expiration of this Lease, shall operate and be construed as a tenancy from month to month at the same monthly rent set out herein and under the same conditions in force at the expiration of this Lease.

VI.

Lessors, for their successors and assigns, covenant with Lessees, successors and assigns, to keep the exterior, including the roof, of the building in good repair during the continuance of this Lease, and Lessors reserve for themselves and their employees or contractors, and Lessees covenant

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