

same coverage last paid prior to renewal over such taxes and insurance paid for the first full-taxable year of this lease. The Tenant shall notify the Landlord in writing at least ninety (90) days prior to the expiration of the five-year term of this Lease on December 9, 1974, of its intention to renew for the additional period of five (5) years.

3. The Tenant agrees to pay to the Landlord as rent during the term of this Lease the sum of One Thousand Three Hundred Seventy-five and No/100 (\$1,375.00) per month, payable in advance on the first day of each month of this Lease until the show room addition is completed at the expense of the Landlord; and thereafter, beginning with the first day of the month immediately following completion the Tenant shall pay the sum of One Thousand Five Hundred Five and No/100 (\$1,505.00) Dollars per month in advance on the first day of each month of this Lease. The Tenant shall not be deemed in arrears, however, provided the rent is paid by the tenth of the month for which it is due.

4. Should the Tenant become in arrears with its rent, the Landlord shall have the right to terminate this Lease, re-enter and take possession of the leased premises.

5. The Landlord agrees to keep in good repair the roof and outer walls of the building upon the leased premises.

6. The Tenant is to be responsible for the upkeep of the interior of the leased premises including heating and air conditioning systems, water heaters and coolers, electric fixtures, public address system and P. M. tuner, together with decorating or painting, and shall at all times keep the interior of said premises in reasonably good condition and appearance. The Tenant agrees to take the building and fixtures as standing and any improvements made to the leased premises by the Tenant shall be at its expense but such improvements or additions to the building or improvements to or repairs of existing fixtures will become the property of the Landlord. The Tenant shall replace all plate glass, including window panes, that may be broken in said building.

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