

of the term provided by this lease. Should this renewal option be exercised by the Lessee, all the terms and conditions of this lease shall remain in full force and effect, except that the Lessor may, at his option, increase the annual rental to a maximum of Four Thousand, Two Hundred (\$4,200.00) Dollars. Should the Lessor decide to sell the demised premises during the term of this lease, or any extension thereof, then and in that event, the Lessee shall have the right, at its option, to meet the best firm offer which may be made to the Lessor for a purchase of said premises, and Lessor shall, upon payment of such price, convey said premises to Lessee.

V. Right to Remove Equipment on Termination. All signs, movable equipment and trade fixtures which may be placed or installed in or on the said premises by the Lessee shall remain the property of the Lessee, which shall have the right to remove the same within ten (10) days after the termination of this lease, provided Lessee shall not be in default hereunder, and provided further, that Lessee shall repair, or reimburse the Lessor for the cost of repairing, any and all damages resulting to the demised premises from the removal of such equipment. All other fixtures and equipment which are permanently attached to the building or the premises shall become and remain the property of the Lessor.

VI. Maintenance and Repair of Building. Lessee covenants that it will, at its own expense, keep and maintain the interior and exterior of the building, including the roof, plate glass, and all plumbing and heating equipment, in good order and repair during said term, and Lessee further covenants and agrees that it will paint the interior and exterior trim of said building at least once every two years during said term. Lessor covenants that he will keep and maintain the remainder of the premises, including entrances, exits, parking areas, and drainage facilities in good order and repair during said term; but it is expressly understood and agreed that the Lessor will not be liable or responsible to Lessee or to any other person for any injuries, damages, claims, or causes of action which may arise by virtue of any defects in said premises, and the Lessee expressly indemnifies and saves Lessor harmless from any loss or losses which may result from any such defects, should they occur.

VII. Insurance Coverage. It is agreed that Lessee will, during the continuance of this lease, at its own cost and expense, keep the building to be erected by it on the demised premises insured to the extent of its full 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, Lessee will repair such damage or destruction as promptly as practicable. In the event of such damage or destruction, the Lessee shall be entitled to an abatement of rent during the period of repair or restoration, provided that such period shall not exceed sixty (60) days.

Lessee also agrees to carry, during the continuance of this lease, at its own cost and expense, a policy or policies of public liability insurance in the following minimum amounts:

- (a) Personal Injury - \$10,000.00 each person; \$20,000.00 each accident; \$25,000.00 aggregate.
- (b) Property Damage - \$5,000.00 each accident; \$25,000.00 aggregate.
- (c) Products Liability - in an adequate amount.

VIII. Alterations of Building. It is understood and agreed that the Lessee shall not make, or suffer to be made, any alterations or additions to the said building or premises unless it has first obtained the written consent of the Lessor.