

As a part of the consideration for this Lease, the Landlord hereby grants unto the Tenant an option to extend this Lease for a period of five (5) additional years upon the same terms, provided the Tenant fully discharges all obligations under the terms of this Lease during the first five years and gives to the Landlord a 60 days written notice of his intention to exercise said option prior to the expiration of othe first five year period.

It is understood and agreed that in the event the Tenant should become in default in the payment of any monthly rental for a period of 30 days after the same is due and payable, that the Landlord shall have the right to eject the Tenant from said premises, take possession thereof in the same manner as a Tenant holding over after the expiration of his lease, provided however, such action on the part of the Landlord shall not prohibit the Landlord from taking any action either at law or equity for the rcovery of any rent due or for damages for the breach of the conditions of this lease.

In consideration of the covenants and agreements upon the part of the Landlord, the Tenant accepts the premises in the present condition and according to the terms hereinabove stipulated and agrees to pay the rental in the manner stipulated

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals in duplicate, this first day of April, 1960.

In The Presence of:

W. Noble G. Lewis
L. Don

James J. Lewis (L.S)
LANDLORD

R. W. Lewis (L.S)
Trading as Hunter Tire Service
TENANT