

11. Lessee agrees to hold Lessor harmless from any damages or liabilities whatsoever by reason of injury to persons or damage to property in or about the leased premises, except such injury to persons or damage to property which may be caused by the Lessor in the maintenance and repair of the roof, outer walls and downspouts as hereinabove provided.

12. The Lessee agrees to make no major alterations upon said premises without the written consent of the Lessor and if any alterations are made by the Lessee, the cost of said alterations will be the expense of the Lessee, unless otherwise agreed upon in writing.

13. The Lessee shall have the right to assign all of said building or any part thereof to any person, firm or corporation without the written consent of the Lessor, provided that the same is not used for any business in violation of the State and County laws.

14. It is agreed that the Lessee shall have the Option of renewing this Lease for an additional One (1) Year to commence on January 1st, 1963 upon giving to the Lessor thirty (30) days' written notice before the expiration of this Lease of its intention to exercise this Option and upon the renewing of this Lease for an additional one year period, it is understood and agreed between the Lessor and Lessee that the terms and conditions as herein set forth shall remain the same.

15. This Lease shall be binding upon the parties hereto, and