

term of ten (10) years, commencing on the date of occupancy (said building not yet being constructed, but which building will be ready for occupancy about September 1962), said building to be occupied when completed; the Lessee hereby covenants and agrees to pay to the Lessors as rent for the said premises the sum of Seventy-two Hundred (\$7200.00) Dollars as a yearly rental, payable in advance on the date of occupancy and on the same date on each year following during the term of this Lease. That the parties hereto agree that said Lease shall be renewed at the end of the ten-year period if mutually agreeable terms are reached; provided, however, that if no written extension of this Lease is executed, then it is hereby agreed that this Lease will be considered as extending and binding in all of its provisions after such expiration on a month-to-month basis, at a monthly rental of Six Hundred (\$600.00) Dollars, and so continue from month to month until one (1) month's notice be given by either party previous to the expiration of such extended term.

3. The Lessors reserve the right to distrain for the non-payment of rent in the manner provided by law. In the event that the Tenant shall abandon or vacate the premises, or shall neglect to make any payment of rent when due, or shall neglect to do or perform any matter or thing herein agreed to be done or performed by the Tenant, and the premises shall remain vacant or the Tenant shall remain in default for a period of ten (10) days after the mailing by registered mail of written notice by the Landlords calling attention to such vacancy or default, then the Landlords may declare this Lease terminated and cancelled and may re-enter upon and take possession of the premises; but such re-entry, whether by way of ejectment or summary ejectment of the Tenant or otherwise, shall be without prejudice to any other legal remedies which the Landlords may have on account of such default by the Tenant, and the Tenant shall not thereby be relieved of liability