5. Permit the Lessors to enter upon and examine the said premises at all reasonable times.

6. Use said premises in a careful and reasonable manner and upon expiration of this lease or any extension hereunder to deliver said premises unto the Lessors in as good condition and repair as the same shall be at the commencement of this lease, ordinary wear and tear, acts of God and natural decay or erosion excepted.
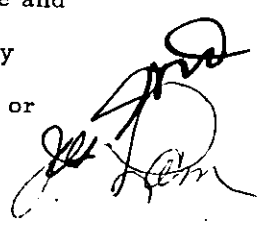
7. Peaceably and quietly have, hold and enjoy the premises during the primary term of this lease and any extension thereof upon the payment of the rentals and the performance of the covenants upon its part to be performed hereunder.

It is further covenanted and agreed that the Lessee shall have the option to extend the term of this lease by giving written notice to the Lessors not less than 45 days prior to the expiration of the primary term hereunder or any extension thereof as follows:

(a) For a term of four (4) years from the expiration of the primary term hereof upon the same terms and conditions herein contained except the rental shall be $225.00 per month.

It is further covenanted and agreed that if the use of the premises as intended by the Lessee shall be prohibited or enjoined by lawful authority, or if all or any appreciable part thereof be taken in condemnation, the Lessee may at its option terminate this lease upon payment of all rentals due up to date of such termination.

If the rental due hereunder or if any of the terms, provisions and conditions herein contained on the Lessee's part to be kept, observed and performed shall be and remain in default for a period of thirty (30) days, or if the Lessee be declared a bankrupt or insolvent, the Lessors may at their option immediately and without notice to the Lessee terminate this lease and retake possession of the premises using such force as may be necessary without being deemed guilty of any manner of trespass or forcible entry or detainer.

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