

have the right to grade the leased premises for parking purposes and Lessee shall further have the right to surface treat or blacktop the premises to make same suitable for parking purposes.

The Lessee has the right and option to renew this lease for an additional three year period on the same terms and conditions and at the same rental provided, however, Lessee shall give to the Lessor written notice of its intention to renew said lease at least one month prior to the expiration of the current lease.

It is understood and agreed that in grading off the premises for parking lot purposes, the Lessee shall have the right to remove all trees on the leased premises.

Lessor shall not be responsible in any manner to any person for the use, maintenance and upkeep of the premises: All property taxes on the premises shall be paid by the Lessor.

Lessee agrees not to assign this lease or sublet the premises or any portion thereof without the written consent of the Lessor and such consent shall not be unreasonably withheld.

It is understood and agreed that in the event there may be a default on the rental hereinabove or any provision is breached by the Lessee and such default or breach shall continue after thirty days written notice to the Lessee. Then, and in such event, it shall be lawful for the Lessor to re-enter and take over the premises or any part thereof at the option of the Lessor and to terminate this lease or take such other steps that may be provided in law or equity. In the event Lessee should go into bankruptcy or become insolvent then such would automatically cancel this lease.

TO THE FAITHFUL PERFORMANCE of this agreement we hereby bind our heirs, successors and assigns this date first above written.

IN THE PRESENCE OF:

Jalla Carl
John B. Martin
As to Lessor

Joe D. Howell D.M.
Lessor

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