

Lessee and the Lessor shall not be liable to the Lessee or any other person for any injury, loss or damage to the property or to any person on the premises.

5. That the Lessor shall be responsible to keep the roof of the building in good repair and the Lessee shall be responsible for all other repairs to said building including, but not limited to, paint of exterior and interior, windows and adjacent grounds.

6. That the Lessee shall keep the building in good condition and shall return the building at the end of said lease to the Lessor in good condition, normal wear and tear excepted.

7. It is agreed that during the term of this lease the building should become destroyed by fire or elements so as to render the building unfit for occupancy, the Lessor may terminate this lease and the Lessee shall pay rent only to the time of such surrender.

8. That the Lessee shall maintain liability insurance during the term of this lease and agrees to assume all risks of loss, injury or damage to persons or property.

9. It is agreed that during the term of this lease, the Lessor, her heirs or assigns, should desire to sell said premises then the Lessee, its successors and assigns, shall have the privilege to purchase the same for the same price that the Lessor would be willing to sell to any other person.

10.11 10. It is agreed that the Lessee shall have the option to renew the lease on additional five (5) year term^{at} at the same annual rental and subject to the terms of this lease provided, however, that the Lessee shall notify the Lessor in writing thirty (30) days prior to the expiration of the initial term.

11. That this lease shall be binding upon the heirs, executors, administrators, successors and assigns of the parties to this lease.

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