

tion day of the then present term. The renewal period shall be upon the same terms and conditions as the original term except the rent shall be follows:

1st Option Year: \$225.00 per month
2nd Option Year: \$250.00 per month
3rd Option Year: \$250.00 per month
4th Option Year: \$250.00 per month
5th Option Year: \$250.00 per month
6th Option Year, and all succeeding years: \$250.00 per month adjusted annually for the increase in the cost of living as computed for the Consumer Price Index by the Department of Labor, Bureau of Labor Statistics for the immediately preceding option year

In addition, the Landlord agrees to rent, at any time in the future during the term of the Lease, additional parking places up to a maximum of three (3) for the sum of \$10.00 per month per place, subject to the Landlord having unrented spaces.

The above letting is upon the following conditions:

FIRST: The Landlord covenants that the Tenant, on paying the said rental and performing the covenants and conditions in this lease contained, shall and may peaceably and quietly have, hold and enjoy the demised premises for the term aforesaid.

SECOND: The Tenant covenants and agrees to use the demised premises only as a retail or commercial establishment.

THIRD: The Tenant shall, without any previous demand therefor, pay to the Landlord the said rent at the times and in the manner above provided, and in case of the nonpayment of said rent at the times and place above stated, and if the same shall remain in default for ten days after any of said times, or in case the said leased premises shall be deserted or vacated, the Landlord shall have the right to and may enter the same as the agent of the said Tenant, either by force or otherwise, without being liable for any prosecution therefor, and to relet the said premises as the agent of the Tenant, and to receive the rent therefor.

FOURTH: Said premises shall not be let or underlet by the Tenant nor shall said premises be used or permitted to be used by him for any purpose other than as above mentioned nor shall this lease be assigned by him without the written consent of the Landlord