

It is understood that this lease shall cover the back yard upon which said improvements covered by this lease are situate but it is the agreement of the parties hereto that the front yard of the premises upon which said improvements are situate is not to be covered by said lease but is reserved to the Lessor herein; likewise, the front porch of said residence is reserved from this lease and approximately five feet of the west portion or side of the greenhouse with the understanding that the Lessor herein may at any time during the continuance of this lease remove at his expense said five feet portion of said greenhouse.

The Lessor herein will keep the buildings covered by this lease insured against the loss by fire and in the event said premises are partially damaged by fire, the Lessor will at his own expense repair and restore the same within a reasonable time thereafter but in the event said buildings are unsuitable for the purposes for which the same are being used, in such event said lease shall thereupon terminate.

In the event any weekly installment of rent is in arrears and unpaid for period of eight weeks, this lease shall thereupon terminate at the option of the Lessor; likewise, in the event the Lessees herein shall fail to comply with the terms and provisions of the contract covering the purchase of the capital stock of the Raysor Floral Company, this lease shall thereupon terminate at the option of the Lessor.

In the event the Lessor or his estate should, during the continuance of this lease, become desirous of selling the premises covered by this lease, said Lessees shall have the option of purchasing the same by paying an amount therefor equivalent to such bonafide offer as the Lessor or his estate might receive elsewhere.