

6) The Lessor agrees to furnish the leased premises with heat, water, air-conditioning, and limited janitor service. Lessor reserves the privilege of stopping the service of heat, water and all other utilities at such times as may be necessary by reason of accident, repairs or alterations and improvements desirable or necessary to be made and for so long as such improvements, alterations, or repairs shall be completed.

7) The Lessor shall not be liable for any injury or damage to any property or person at any time in said premises or building from any vices or defects of the leased premises or building or appliances, or from any accident in and about said building or from steam, gas or electricity, or from the elements, or from the pipes or plumbing, or from any other place or quarter. Lessee shall give prompt written notice to Lessor of any accident to or defects in any pipes or wiring.

8) The sidewalk and entrance shall not be obstructed or used for any purpose other than ingress or egress to said premises. Lessee is hereby granted the privilege to hang, suspend or remove sign from outside walls now on present location of Lessee at 16 West McBee Avenue. No other suspended signs shall be permitted without the knowledge and written consent of the Lessor. Lessee shall carry a minimum of \$25,000.00 liability insurance each person, \$50,000.00 each accident for bodily injury and a minimum of \$5000.00 property damage.

9) The Lessor shall have the right to enter the leased premises at any time to examine the same or make such alterations and repairs as it may deem necessary, or to obtain access to any pipes or wirings, or to exhibit the premises to applicants for hire, and to put on the premises the usual "To Let" signs, which signs shall not be removed by Lessee during the three months next preceding the expiration of the lease.

10) The Lessor is willing to grant the Lessee an option to renew this lease for an additional sixty (60) months, on rental terms to be agreed upon, provided the acceptance or refusal of such additional lease shall take place not later than 3 months prior to the expiration of the within lease.

11) The Lessor and the Lessee both recognize the E. Roy Stone