

building shall be put in complete repair; but in case of the total destruction of the premises by fire or otherwise the rent shall be paid to the time of such destruction, and then and from thenceforth this lease shall cease and come to an end: Provided, however, that such damage or destruction be not caused by the carelessness, negligence, or improper conduct of the said party of the second part, his agents or servants.

6. AND, the said party of the first part covenants to furnish the materials for any necessary repairs or alterations to the inside of the premises; AND, the party of the second part covenants to be responsible for the costs of labor for all inside repairs or alterations to the premises; provided however that in the event that inside repairs and or alterations become necessary, that the party of the second part covenants to obtain the consent of the party of the first part before the commencement of the inside repairs or alterations

7. AND, the party of the first part covenants to to be responsible for any and all outside repairs including the roof.

8. AND, further, the party of the First part covenants that the party of the second part shall have, and the party of the first part hereby grants to the party of the second part, the exclusive right at his option to renew this lease for a like or longer term provided the party of the second part gives notice of his intentions ninety days (90) before the expiration of this three year term; AND further the party of the first part covenants that the party of the second part shall have, and the party of the first part hereby grants to the said party of the second part the first right to purchase the said premises if and when it is available for purchase; provided that the party of the second part shall notify the party of the first part of his intention in writing if he elects to purchase the premises.

9. AND it is further agreed that the covenants and agreements herein contained are binding on the parties hereto and their legal representatives.

IN WITNESS whereof, we have to affix our hands and seals
this 6th day of April, 1956. A. D.

WITNESSED:

Louis Thompson
Louis Thompson

W.F. Haywood
LESSOR

Walt Webb
LESSEE