

of three (3) years at a rental not to exceed Two Hundred (\$200.00) Dollars per month. It is understood and agreed, That at the renewal time the amount of the rent will be agreed upon by the parties. The lessee shall give unto the lessor thirty (30) days notice of its intention to exercise the renewal option.

5. The lessor agrees to keep in good repair the roof, ~~curb~~ ~~walls and appurtenances~~ to said building. In the event said premises are partially damaged by fire or other casualty, 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 purpose for which the same are being used, in such event the lessee may thereupon terminate said lease.

6. The lessor agrees to pay, during the term of this lease, all taxes and assessments of every kind and description that may be lawfully levied or assessed against the land and improvements thereon hereby leased. The lessee agrees to pay all license taxes and other taxes on the operation of the business.

7. The lessee shall bear, at its own cost and expense, any and all charges for water, gas, electric lights, power.

8. The lessee is hereby given the privilege to erect, maintain and use any signs on the leased premises, including hanging or extension electric signs, the supports of which may be attached to the upper or outer part of the building.

9. The lessee reserved the right and privilege, after the payment of the rent to the expiration of this lease, of removing any and all trade fixtures, furniture, equipment and other fixtures of a similar nature purchased by lessee or which may be installed by or at the expense of the lessee.

10. The lessor agrees that the lessee, upon paying the rental herein reserved, and all other indebtedness due by the lessee unto the lessor, and upon the performance of the covenants and agreements herein provided to be observed and performed by it, shall peaceably and quietly hold and enjoy the demised premises for the term aforesaid.

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J.A.
O.F.V.
V.L.