

It is distinctly understood and agreed that time is the essence of this agreement and should the Lessees become in default in the payment of rent or any other obligation on their part for a period of 30 days after the same is due and payable, then and in such event, the Lessor shall have the right to terminate this agreement, take possession of the premises and eject the Lessees therefrom in the same manner as provided for the ejection of a tenant holding over after the expiration of his lease.

PROVIDED, HOWEVER, such action upon the part of the Lessor shall not be construed so as to prohibit the Lessor from collecting any rents then due or to become due or damages for the breach of this contract.

As apart of the consideration for this Lease, the Lessor grants unto the Lessees, an option to extend this lease for a period of three years from the date of its expiration by the same terms and conditions as hereinabove provided for, provided the Lessees shall have faithfully performed all the obligations contained in this lease for the period of two years and shall notify the Lessor in writing 60 days prior to December 31, 1959 of their intention to exercise said option.

In consideration of the covenants and agreements upon the part of the Lessors, the Lessees accept the leased premises according to all the terms and conditions herein set forth and agree to pay the rental in the manner stipulated.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, in duplicate, the day and year first above written.

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IN THE PRESENCE OF:

Mable B. Lewis
L. L. Loo

[Signature] (L.S.)
LESSOR

[Signature] (L.S.)

[Signature] (L.S.)
LESSEES

and

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