

rent to be paid monthly in advance on or before the 10th day of each and every lease month during said one year period.

4. It is understood and agreed that the Lessee shall have the option of renewing this lease for nine (9) successive terms of one (1) year each at the rental hereinabove specified upon the Lessee giving written notice of its intention to renew unto the Lessor on or before the 1st day of December of each and every successive lease year; in the event of the renewal of said lease the Lessee shall pay the rental in monthly installments on or before the 10th day of each and every lease month during said optional periods. It is further agreed that all covenants, promises and agreements contained herein with relation to the initial one year term shall remain in full force and effect during the initial one year term and during the term of each renewal thereafter.

5. The Lessor agrees to keep the roof, outer walls, downspouts and structural part of the building in good order and repair during the term of this lease.

6. The Lessor does hereby agree that he will pay when due all taxes and assessments which may be legally levied or assessed against said premises during the term of this lease or any renewal or extension thereof, and that he will pay all premiums on fire insurance ^{W.D.C. L.L.O.} maintained by the Lessee on said building. The Lessee shall keep the premises (except the roof, outer walls, downspouts and structural part of the building) in good order and repair during the term of this lease and upon the expiration or termination thereof will deliver up the premises and building in as good repair as they were in at the commencement of this lease, reasonable wear and tear alone excepted. The Lessee agrees to make no repairs or alterations to the premises and building of a structural nature without having first obtained the consent of the Lessor and upon obtaining said consent such repairs and alterations shall be done at the sole expense of the Lessee.

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