

any and all liability, costs, and expenses which may occur to the Lessee as a result of any disturbance of his occupancy and use of said premises by any acts, neglects, or omissions by the owners of said premises or as a result of any claim by the owners of said premises because of the Lessee's occupancy and use of said premises, unless such occupancy and use shall otherwise be in violation of this Lease, or because of any physical damage thereto resulting from Byrum and Bates' alterations thereto.

## V.

The Lessee is hereby granted the right to extend this Lease upon the same rental and provisions as contained herein for an additional term of two years after January 31, 1966, upon the understanding that:

A. Byrum and Bates shall use their best efforts in good faith to obtain an extension of the term of their Lease with the owners of the premises on College Street described in Paragraph I, sub-paragraph B, above, in sufficient time to allow the Lessee to exercise his option for the entire premises leased to him herein, and, if they shall obtain an extension, those premises shall be subject to the Lessee's option herein.

B. If Byrum and Bates are unable, after negotiations in good faith, to obtain an extension of the term of the Lease for the premises on College Street, this option, in any event, shall apply to the premises of the Trustees located at the corner of North Main Street and College Street at a rental of Three Hundred Fifty (\$350.00) Dollars per month for such extended term.

C. The Lessee shall exercise this option by giving written notice thereof to the Lessors at least ninety (90) days prior to the expiration of the term of this Lease, unless Byrum and Bates are able to obtain an extension of their lease

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