

on or before the 5th day of every month during the term of this lease, and to deliver up possession of the premises to the Lessors, their heirs or assigns, at the termination of the lease, in as good condition as same are now, reasonable wear, fire and other casualty excepted.

The Lessee shall have the right at its own expense to make such changes in the interior of the buildings on the leased premises as it may desire, and shall have the right, at the termination of the lease, or at any time prior thereto, to remove from said premises any and all fixtures, furniture, equipment and other property, including air conditioning equipment, which it may have placed thereon, provided the interior of the buildings are left in as good condition as the same were at the beginning of the term, reasonable wear, fire and other casualty excepted.

The Lessee shall have the right, at any time prior to or during the term of this lease, to erect a shed for the storage of its cars and trucks and other materials at the rear of the building on the leased premises.

In the event of damage to the leased premises by fire or other casualty, the Lessors shall proceed at once to repair and replace the same; if the damage is such as not substantially or unreasonably to interfere with the use of the premises by the Lessee, the rent to be paid shall be abated to the extent that the premises can not be satisfactorily occupied by the Lessee, until such damage is repaired by the Lessors. Should the leased premises be destroyed or damaged to the extent that same cannot satisfactorily be occupied by the Lessee in its opinion, the Lessee shall not be required to pay said rental from the time said destruction or damage occurs until the premises shall be repaired or replaced in a manner satisfactory to the Lessee, and in the event of such last mentioned destruction or damage, either party may, by written notice to the other within ten days of the date of such destruction or damage, cancel this lease.

The Lessee shall have the right to extend this lease for an additional term of three years at a rental of \$140.00 per month, plus an increase not to exceed 10%, by giving to the Lessors at least sixty (60) days previous notice in writing prior to the expiration of the lease.

This lease is and shall be binding upon the parties hereto, their heirs, administrators, executors, successors and assigns.

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