

The Lessee shall, after five (5) years, have the first option to purchase the property herein leased should the Lessor decide to sell the premises.

The Lessee agrees to accept the premises and return the same to the Lessor in as good condition as it was delivered to him, reasonable wear and tear excepted.

The Lessor agrees to keep the outside of the building, including the roof, in good repair and to make and maintain the outside of the building in first class condition at his expense.

The Lessee agrees that he will not assign this lease or sublet any portion of the premises without first obtaining the written consent of the Lessor. The Lessor shall have full power and authority to assign this lease or to use the same as collateral security in any manner he deems advisable.

The Lessee agrees that the Lessor shall not be responsible for any damages caused by fire or casualty to the Lessee's personal property located in said building. The Lessor agrees to maintain such insurance on his property and premises as is deemed advisable. However, the Lessee agrees to pay any additional insurance premium caused by the fact that the Lessee is operating a laundry on the premises. It is further agreed by the Lessor and the Lessee that if the premises are damaged by fire or other casualty as to render them unfit for occupancy, the Lessor will restore the building to normal condition and during such period that the building may be unfit for occupancy the monthly rental will be abated.

The Lessee agrees to furnish to the Lessor and pay the premium for a Fifteen Thousand (\$15,000.00) Dollars Term Insurance Policy on his, the said Lessee's life, during the entire term of this lease. It is agreed that the Lessor and Lessee will split equally the annual premium for this Term Insurance.

In the event the Lessee fails to pay any installment of rent provided for herein, or fails to perform any of the covenants and agreements contained herein, the Lessor, or if this lease is assigned by the Lessor, then such assignee, may, at his option, either declare the rental for the entire term due and payable or may declare this lease terminated and take immediate possession of the premises, collecting rent up to the time of repossession.