

following exception: (1) It is agreed that the display room and office will be TILE but the storage room and all other portions of said building will not be tile but will be constructed in accordance with said drawings attached hereto.

3. TO HAVE AND TO HOLD the said demised premises unto the Lessee for a term of TEN (10) YEARS, conditioned, however, upon full compliance with all the terms and conditions as herein set forth.

Said term shall commence on June 1, 1976 and shall end on May 31, 1986 at a monthly rental of THREE HUNDRED FIFTY (\$350.00) DOLLARS per month, payable in advance on the first day of each month, commencing on June 1, 1976.

4. That upon the expiration of the term of this Lease, the Lessee shall have an OPTION to renew this Lease for an additional ten (10) years, with the monthly rental to be negotiated at that time. In the event the Lessee desires to exercise its Option to renew this Lease, it shall give to the Lessor written notice of its intention to renew the same at least sixty (60) days prior to the expiration of this Lease.

5. The Lessee agrees that upon the expiration of this Lease or any renewal thereof, that it will return the premises and building to the Lessor in as good condition as the property is at the time of occupancy, reasonable wear and tear excepted.

6. The Lessor agrees that during the continuance of this Lease, he will make the necessary repairs to the roof and exterior walls, and the Lessee agrees that it will be responsible for the maintenance and upkeep of the interior of said building and shall keep the same in a good state of repair and hereby agrees to paint the interior of said building every three years from date.

7. It is further understood and agreed that the Lessee shall be responsible for the maintenance and upkeep of the heating and air conditioning equipment after the first twelve (12) months; said equipment being under warranty for the first twelve (12) months and any defect will be corrected by the Lessor during that period of time.

8. It is further agreed that the Lessee shall be responsible for