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addition to the lease herein granted for a period of three years, the Landlords hereby grant unto the Tenant an option to extend this lease for two additional years provided the Tenant exercises said option by notifying the Landlords of its intention to so do not less than 90 days prior to June 30th, 1951.

3. The Tenant agrees to pay to the Landlords for and during the period of this lease a rental of \$260.00 per month to Henry Theodore, and a rental of \$75.00 to Eagle Bus Lines, Inc., said rentals to be due and payable monthly on or before the 15th day of each month during the period of this lease, beginning with July 1948. In the event said building should not be ready for occupancy by July 1st, 1948, the rent for the first month will be pro-rated.

4. It is understood and agreed that should any installment of rent be past due and unpaid by the Tenant for a period of Fifteen (15) days after the same is due and payable, the Landlords may at their option, after giving fifteen (15) days notice in writing, by registered mail, to the Tenant declare this lease terminated whereupon the full rental price for the whole unexpired term shall be immediately due and payable, and the Landlords may enter and take possession of the premises and resort to any remedies prescribed by law for the collection of the entire rental payable under this contract or to obtain possession of the leased properties provided the Tenant shall not have paid said rent before the expiration of such fifteen (15) days notice.

5. The Landlord shall keep the outside walls and roof of the building in such repair as not to damage the business or property of the Tenant, but it is distinctly understood that the Landlord shall not be liable for any damages occasioned by any failure of the Landlord to make the necessary repairs until a reasonable time has elapsed after receipt of a written notice from the Tenant.