

provided further, if the lessee exercises his option for the year from May 1, 1958 to May 1, 1959, at the termination thereof it is mutually agreed by the parties that this lease shall continue thereafter from year to year on the same terms, provided the rental can be agreed upon, unless the party desiring to terminate it shall give to the other party sixty (60) days' written notice previous to the time of the desired termination.

3. That the lessee shall pay one hundred and fifteen (\$115.00) dollars per month to the lessor for rental of the aforesaid premises; that such shall be payable in advance and come due on the first day of each month during the term of this lease.

Provided, if the use of the premises by the lessee be discontinued, or the premises vacated, before the expiration of the lease the whole of the unexpired time becomes immediately due and payable.

In the event the demised premises are for any reason destroyed or rendered untenable for occupancy then it is understood and agreed that such shall not terminate the lease but the lessor may make repairs or restore the building within ninety (90) days; provided, the lessee shall not pay rent during the period necessary for repairs.

The lessors further agree:

- a. To furnish water and air conditioning for the premises.
- b. To pay one half ( $\frac{1}{2}$ ) of costs of installation of plumbing, lighting, and carpenter work necessary for renovation; provided the lessors are to be charged only for their portion of costs in taking the plumbing and electricity from the source to the outlet and not for cost of fixtures and their attachment or installation.

The lessee further agrees as follows:

- a. To make no alterations in or on the premise without first obtaining written consent of the lessors.
- b. To not assign or sublet any part of the premises.
- c. To keep the leased premises and improvements in good repair, wear, and tear arising from the reasonable use of the same and damage by the elements excepted.