

terminate this lease and to re-enter the demised premises and the full rental price for the unexpired term shall then be immediately due and payable.

6. The lessors agree to repair the roofs should they leak. It is fully understood that the lessors shall not be called upon to make inspection of or repairs to the roofs until notified by the lessee of the necessity thereof and that the lessors shall not pay any damage from leaks, should they occur. Except as herein provided, the lessors shall not be called upon to make any alterations during the term of this lease.

7. The lessee agrees to take the building as it stands and to require of the lessors the use of the premises for the business hereinafter mentioned, but no other. Use of the business for any business other than herein called for shall cancel this lease if the lessors so desire and give ten (10) days notice of the same, in writing, at which time the full rental price for the whole of the unexpired term shall be immediately due and payable.

8. The lessors, upon the consideration hereinabove set out, do hereby grant to the lessee, its successors and assigns, the right of refusal to an additional term of ten (10) years after the expiration of this lease at the best rental available to the lessors at the time of the expiration of the lease.

9. Should the buildings or any substantial part thereof be destroyed or so damaged by fire or other casualty as to be unfit for occupancy or use, the rent, or a fair and just proportion thereof, according to the nature and extent of the damage, shall be suspended and cease to be payable until the buildings are restored and made fit for occupancy and use. Should the buildings be totally or substantially destroyed by fire or other casualty so as to be totally unfit for occupancy or use, this lease shall be terminated at the election of either party, notice thereof being given to the other party.

10. The lessee agrees to make no repairs, improvements, or alterations to the premises without the written consent of the lessors, nor shall the