

and agreed that upon the termination of this Lease at the end of the term, any holding over by the Lessee shall not be considered as a renewal or extension of this Lease for any period.

V.

The Lessor agrees to pay all taxes on the land, buildings and improvements. The Lessee agrees to pay all taxes and assessments on his equipment and property that may be placed on the leased premises.

VI.

It is mutually agreed that at any time during the term of this Lease the Lessee may sublease any or all of the premises, without the consent of the Lessor, and upon such terms as the Lessee may arrange.

VII.

It is mutually agreed between the Lessor and Lessee that the Lessee may make improvements to the building at any time, and that such improvements will accrue to the interest of the Lessor.

VIII.

In the event of the total destruction of the buildings and improvements on the premises by fire, or otherwise, or such partial destruction thereof as will render the same unfit for use and occupancy for the purpose stated in this Lease; provided, such total or partial destruction is not caused by the negligence of the Lessee; Lessor shall with a reasonable time restore said buildings to as good condition as they were prior to said destruction or injury, and during the period from the destruction to the date of restoration; the rent shall abate. Should the Lessor fail to restore the buildings and improvements within a reasonable time, not exceeding ninety (90) days, then this Lease may be terminated at the option of the Lessee.

IX.

It is agreed that at the expiration of the said term of this Lease Agreement, the said Lessee, his heirs and assigns, shall and will quietly and peaceably surrender and yield up the said premises unto the Lessor, his heirs and assigns, in as good order and condition as the same now are, reasonable use and wear and tear excepted.