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rights, privileges, easements, and appurtenances thereunto belonging, for a period of one (1) year beginning January 1, 1960 and terminating on December 31, 1960 unless extended as hereinbelow provided.

## IV.

As a part of the consideration for this Lease, Lessor does further give and grant to Lessee the right, privilege and option of extending this Lease for one-year periods until December 31, 1969. This option shall be considered as exercised by the Lessee unless said Lessee shall give to the Lessor notice of his desire to terminate the Lease on or before November 30 of any given year. Upon the giving of such notice, said Lease shall terminate on December 31 of the year in which notice is given; and upon the failure to give such notice, the Lease shall continue from year to year on the same terms. Lessor agrees to maintain the roof and outer walls of the building in good repair; and Lessee agrees to maintain said building in a reasonable condition, fair wear and tear excepted. Lessee shall have the right to make minor alterations in the building, but any major alterations shall require the written consent of the Lessor.

## V.

The Lessee shall have the right upon the expiration or termination of this Lease, to remove any furnishings, fixtures, equipment, buildings, tanks or structures of any kind whatsoever which it may have attached to, placed in or on the premises during the term of this Lease, provided, however, that the removal of such items shall be accomplished by the Lessee in such a manner as to leave the original building and appurtenances in as good a condition as they were acquired, fair wear and tear excepted.

## VI.

In the event that the premises are substantially damaged or destroyed by fire or other casualty, the Lessee at his option may declare the Lease terminated and rent shall abate from the time of such damage or destruction.

## VII.

If the Lessee becomes sixty (60) days in arrears in the payment of

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