

process of law, except the air conditioning units as heretofore set forth.

The Lessor agrees that the Lessee shall have the right to sub-lease the premises herein referred to provided the sub-lessee shall operate a business similar to the operation of the present business by the Lessee with the distinct understanding that the Lessee will in nowise be relieved of the payments and conditions as stated herein.

The Lessor agrees that the Lessee shall have the Option of re-newing this Lease for an additional three years, commencing June 1, 1965 upon the same terms and conditions as herein set forth upon giving to the Lessor thirty (30) days written notice of its intention to exercise said Option before the expiration date of this Lease.

The Lessee further covenants and agrees that at the expiration of the term of this Lease, it will deliver up said premises in as good condition as they shall have been in at the beginning of the term of this Lease, natural wear and tear alone excepted.

The Lessor and Lessee both recognize the E. Roy Stone Company, or its successors, as the leasing agent, and the Lessor agrees to pay to the leasing agent five per cent (5%) commission of rent as received monthly from Lessee during the period of this Lease or any renewal thereof.

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