

The Lessor shall carry liability insurance against any hazards existing on the exterior of the premises and shall carry such other insurance, including fire and extended coverage, as he may desire, and shall require from his insurer a waiver of any right of subrogation against the Lessee, and the Lessee shall carry liability insurance against hazards arising on the interior of the premises and shall require from his insurer a waiver of any right of subrogation against the Lessor.

Neither party shall have the right to cancel this Lease for default of the other, unless such default remains uncured for thirty (30) days after notice in writing to such other party specifying the nature of the default, provided, however, that if because of circumstances beyond the Lessor's control the Lessor cannot cure such default within such time, and such default does not interfere with the Lessee's use, occupancy and quiet enjoyment of the demised premises, then the Lessor shall have a reasonable additional time within which to cure such a default.

Any fixtures which may be placed in or upon the premises hereby demised by the Lessee are to remain his property, and he is to have the right to remove the same upon vacating said premises.

The Lessee shall have the right to renew the term of this Lease for a five year period, extending until July 14, 1975, for an annual rent of \$1,920.00, upon the same terms and conditions as set forth in this Lease, giving written notice to the Lessor of his election to exercise the option to extend the term of this Lease at least sixty (60) days prior to July 14, 1970.