

3. The Lessor does hereby grant unto the Lessee the right and option to extend this lease for an additional term of two (2) years, upon the same provisions and rent as herein contained, provided that the Lessee shall give unto the Lessor notice of his intention to exercise this option at least sixty (60) days prior to the termination of this lease and provided further that the Lessee shall not then be in default hereunder.

4. As part of the consideration hereof, the Lessor shall provide and maintain in good condition air-conditioning and heating units, plumbing facilities, and light fixtures satisfactory to the Lessee, and the Lessor shall provide and maintain said parking facilities satisfactory to the Lessee as to size and repair.

5. The Lessor does hereby grant unto the Lessee the right to cancel this lease if the Lessee shall be called into military service and shall serve in the Armed Forces of the United States at any time during the term of this lease or any extension thereof.

6. The Lessor shall keep in good repair the roof, outer walls, downspouts, and foundation of the demised premises. He shall not be called upon to make any inspection thereof or repairs thereto or be responsible for any damages resulting from leaks or otherwise caused by the condition of said roof, outer walls, downspouts, and foundation unless and until notice has been brought to the attention of the Lessor by the Lessee of any defect therein and the Lessor given a reasonable opportunity to repair said defect. Except has provided in this lease, the Lessor shall not be called upon to make any repairs

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