

gas, electrical or other fixtures in the said premises caused by the Tenant, employees or agents, and will immediately, at his own expense, repair any such damages and cause the same to be put in as good condition as when received by him.

9. And it is further agreed that if the Tenant shall fail to keep and perform each and every covenant herein contained, and particularly as to the payment of rent as herein agreed, the said Landlord shall have the right to declare the whole of the rent for the entire term due and payable; and shall, after five (5) days' notice of its intention so to do, have the further right to declare this Lease forfeited, enter and take possession of the said premises and expel the said Tenant therefrom.

10. And it is further agreed by and between the parties hereto that this lease shall not be sold, transferred or assigned, or the said premises or any part thereof sublet, without the written consent of the Landlord, but said consent shall not be unreasonably withheld.

11. Landlord agrees to give the Tenant an option to obtain a lease for an additional five (5) year term after the termination of this lease at a monthly rental of Two Hundred Fifty and no/100 (\$250.00) Dollars per month, upon the same terms and conditions as provided herein; provided, however, that the Tenant request such additional lease not later than two (2) months prior to the termination of the initial term.

12. The Landlord agrees to pay all real estate property taxes on the premises herein leased and the Landlord further agrees to erect a chain-link fence along the back line of the property herein demised, which back property line is approximately twelve (12) feet from the rear of the building presently located on the premises.

13. The Landlord further agrees that in the event he should decide to sell the premises herein leased, that then and in that event he will offer to sell to the Tenant said premises for a price equal to that received by the Landlord as a bona fide offer to purchase from third parties for the purchase of said premises. The Tenant shall be allowed to match any other purchase price by third parties in the event the Landlord decides to sell the premises herein leased during the initial term of the lease or any re-

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