

- (3) Option to Renew the Term. The Lessor does hereby grant to the Lessee an option to renew said Lease upon the same terms as stated herein for two (2) additional terms of two (2) years each, to begin immediately upon the termination of the primary term hereof, provided Lessee shall exercise said option to renew in writing in advance at least thirty (30) days prior to the end of the primary term thereof and for the second option period, at least thirty (30) days prior to the end of the first option period thereof.
- (4) Rental. The Lessee shall pay unto the Lessor a monthly rental of One Hundred Fifty (\$150.00) Dollars, due and payable on the 1st of each month.
- (5) Improvements. The Lessee shall be entitled to make whatever improvements that he deems necessary in or on the leased property, and to erect such signs, etc., as he shall deem necessary.
- (6) Sub-lease. The Lessee shall have the right to sub-lease and assign the whole or any portion of the leased premises, provided that any such sub-lessee or assignee shall be subject to the covenants, obligations and conditions herein provided for.
- (7) Use of Premises. The Lessee shall use the premises to operate a retail liquor package store and for such other uses as the Lessee shall deem appropriate.
- (8) Utilities. The Lessee shall at his own cost and expense furnish such heat, water, gas, electricity, and other utilities as he may require during the term hereof.
- (9) Taxes. The Lessor covenants and agrees to pay all taxes and assessments assessed upon the leased premises for the vacant land and improvements situate thereon.
- (10) Insurance. The Lessor shall carry insurance on the

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