If the said Lessor has any question whatsoever concerning the repair bill, or any of the repairs made, objection thereto must be made in writing to the Lessee within thirty (30) days after the repair bill has been submitted to the Lessor.

It is further agreed that the Lessee shall have the option of extending this said lease for an additional period of five (5) years for the same rental hereinabove stipulated, the sum of Twenty-five and no/100 ($25.00) Dollars per month, provided that the Lessee gives a thirty (30) day written notice of his intention to exercise the said option prior to the termination of this lease.

In the event that any monthly installment of rent herein shall be unpaid for a period in excess of thirty (30) days, or in the event that the Lessee shall be adjudicated bankrupt, or placed in the hands of a receiver, then this lease shall thereupon terminate at the option of the Lessor.

It is further understood and agreed that after the initial repairs are made by the Lessee that the Lessor will then make whatever major repairs that are neccesary and that the said Lessor will be responsible for, and shall at all times maintain the roof. The Lessee herein, will be responsible for minor repairs. It is agreed that the Lessee will supply his own heat, water and lights incidental to the occupancy of the leased premises. It is further mutually understood, covenanted, and agreed that the Lessor will be responsible for the real estate taxes on the leased premises and fire insurance on the building with the said Lessee being responsible for his own personal property inside the leased premises.

The Lessee shall have the right to erect on said building such sign or signs as he shall deem expedient in connection with the opertion of his general grocery and food business.

It is further mutually understood and agreed that the leased premises herein, will not be sub-let or this lease assigned to any corporation, person, partnership or organization without