

thereof, that it will quietly and peacefully deliver up, ...  
... of the original ...  
... by reason of default on the part of Lessee, then  
and in either event, at such time the improvements located  
on the demised premises shall be the property of the Lessors,  
its successors or assigns.

12. Right to Remove Equipment on Termination.

All signs, movable equipment, and trade fixtures which be  
placed in or on the said premises by the Lessee shall remain  
the property of the Lessee which shall have the right to  
remove the same within ten days after the termination of  
this lease, provided Lessee shall not be in default here-  
under, and provided further that Lessee shall repair or  
reimburse the Lessors for the cost of repairing any and all  
damage resulting to the demised premises from the removal  
of such equipment. All other fixtures and equipment which  
are permanently attached to the building or buildings or  
the premises shall become and remain the property of the  
Lessors.

*Handwritten initials*

13. Option to Renew. The Lessee is hereby

granted the right, at his option, to renew this lease for  
an additional period of ten years upon giving to Lessors  
notice in writing of his intention to so renew at least  
sixty (60) days prior to the expiration of the term herein  
provided. ~~Should the Lessee exercise his option to renew this~~  
~~lease, Lessee is granted the further right to renew this~~  
~~lease for a second term of ten years upon giving to Lessors~~  
~~notice in writing of his intention to so renew at least sixty~~  
~~(60) days prior to the expiration of the first renewal~~

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