

requests additional space during the term of this original eighteen month period and such space is furnished by Lessors as hereinabove set forth, then in such event this lease shall automatically be extended for an additional period of fifteen months. In the event the request for an addition is made during the ten-year renewable term of this lease then the ninety (90) day cancellation notice is waived for a period of fifteen months, it being the intention of the parties that in the event of an addition that the Lessee will guarantee to the Lessors fifteen additional months' rent. All of the other terms and conditions of this lease are to govern the addition that might be constructed.

It is further agreed and understood that the Lessors will maintain their own fire and extended coverage insurance on the building, but that the Lessee will maintain and keep its own fire and extended coverage insurance on the contents of said building. The Lessors agree to pay all taxes on the property themselves, but the Lessee agrees to pay any taxes that may be levied on its equipment or contents in the building.

The Lessors agree to replace when the bumper on the loading dock is worn out a rubber-type bumper, the cost of which shall not exceed One Hundred Sixty (\$160.00) Dollars.

The Lessors further agree on or before the 15th day of March to install a concrete strip 36 feet long, 6 feet wide, and 6 inches in depth, at a place designated by the Lessee.

The Lessee is hereby given the option to renew this lease for an additional ten-year period, but the Lessee must give notice ninety (90) days prior to September 15, 1959, of its desire to exercise this option. This notice shall be given in writing to the Lessors at the address as designated in this lease. This option

(Continued on next page)