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Together with the building located on said property (known formerly as the American Paper Tube Company building, and now known as the James Hunter, Inc. building), and all other improvements thereon, and together with all appurtenances thereto and all easements of ingress and egress necessary and adequate for the use of said leased property as herein provided.

TO HAVE AND TO HOLD the above-described property unto the Lessee, for a term of six (6) years, beginning on the 1st day of January, 1960, and ending on the 31st day of December, 1965, in consideration of which the Lessee agrees to pay to the Lessor a rental of Five Hundred and No/100 (\$500.00) Dollars per month, payable in advance on the first day of each calendar month, beginning January 1, 1960 (provided, however, that the Lessee shall not be considered in arrears in the payment of such rental so long as the respective monthly payments are made not later than the tenth (10th) day of each month), upon the following additional terms and conditions:

(1) The Lessee shall have the option to renew this Lease for an additional term of one (1) year after the expiration of the initial six (6) year term herein granted (that is, from January 1, 1966 to and including December 31, 1966) at the same monthly rental and upon all the other applicable terms and conditions herein specified, such option to be exercised by the Lessee by giving written notice thereof to the Lessor not less than sixty (60) days prior to the expiration of the original six (6) year term. If such one (1) year renewal option is exercised as aforesaid, the Lessee shall have the further

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