

4. Further, the Lessee is to have the option to renew this lease for an additional five year period on the termination of the initial term provided he gives at least 90 days' notice in writing to the owners of the property of his intention to exercise this option of renewal. The rental for the renewed period of five years shall be \$300.00 per month payable at the end of each and every month to the owners of the property according to their respective interest.

5. It is agreed that in the event the Lessee becomes 60 days in arrears with the payment of the monthly installments of said rental, that the Lessors at their option may declare the lease terminated, and require the immediate possession of the premises.

6. The Lessors shall not be required to make repairs, alterations or improvements, or go to other expense in the maintenance of the building or premises, however, the Lessors and the Lessee are to repair the roof and keep it in proper condition during the term of this lease. The Lessee is to make any alterations at his own expense, after first getting written permission of the Lessors, and the Lessee is to keep the building in repair and in as good condition as of the date of this lease.

7. Should any portion of the building be unnecessarily damaged by negligence of the Lessee, his agents, patrons or customers, then, such damage shall be repaired at the expense of the Lessee.

8. The Lessee is to pay all water, power, light and gas bills, and is to surrender possession of the premises at the end of the term hereof in as good condition as they now are, reasonable wear and tear excepted.

9. In the event of the destruction of the premises by fire so that same cannot be used, the Lessors and the Lessee may repair the premises within a reasonable time, and the Lessee will re-occupy