

00 for the fifth year of said term; said rent to be paid in equal monthly installments on or before the 14th day of each month during said term; the first payment of rent to be made on or before the 14th day of October, A.D. 1912; each month's payment to be one-twelfth (1/12) of the annual rental for the year of said term during which the same may accrue according to the schedule of annual rentals hereinabove set forth, each year to end on the 14th day of September; And it is further mutually agreed between the parties hereto that at the expiration of the said term of five years, to-wit: on the said 14th day of September, A.D. 1917, the lessee shall have the option of extending this lease for the further term of five years, beginning on the said 14th day of September, A.D. 1917, and ending on the 14th day of September, A.D. 1922, upon condition that he give said owner written notice of such intention not less than ninety days prior to the said 14th day of September, A.D. 1917. In the event that the lessee shall exercise such option, he hereby agrees to pay as a rental for said premises during such five year extension, the following sums, to-wit:

(1) For the first year of such extension, the sum of nine thousand and thirty-one dollars (\$9031.00)

(2) For the second year of such extension, the sum of nine thousand and thirty one dollars (\$9031.00);

(3) For the third year of such extension, the sum of four hundred and twenty-two dollars and four cents (\$422.04) for said "Drug Store Space"; the sum of seven hundred and three dollars and forty-four cents (\$703.44) for said seventh floor and the sum of eight thousand, five hundred dollars (\$8500.00) for the remainder of said building; making a total of \$9625.48 for the third year of such extension;

(4) For the fourth year of such extension, the sum of nine thousand, six hundred and twenty-five dollars, and forty-eight cents (\$9625.48).

(5) For the fifth year of such extension, the sum of nine thousand, six hundred and twenty-five dollars and forty-eight cents (\$9625.48); the rent for such extension to be paid in equal installment on or before the 14th day of each month during said term, the first payment of rent to be made on or before the 14th day of October, A.D. 1917; each month's payment to be one-twelfth (1/12) of the annual rental for the year of such extension during which the same accrues according to the schedule of annual rentals last hereinabove set forth, each year to end on the 14th day of September.

And it is further agreed that time is of the essence of this contract, and that in the event that the lessee shall fail to give to the owner written notice of his intention to renew this lease at least 90 days prior to the expiration of the original term of five years, then this lease shall ipso facto terminate upon the expiration of such original term; and that in the event that such notice shall be given as herein required, then this lease shall ipso facto terminate at the expiration of said second period of five years; and that upon the expiration of this lease or of the renewal thereof, if the same be so renewed, the lessee will forthwith surrender peaceable possession of the premises to the owner or its agents, without notice, in as good condition as he shall receive the same, natural decay and reasonable wear and tear excepted.

And it is further agreed that the owner shall keep the roof and outer walls of the building in good condition and shall pay all taxes and street assessments levied against said property; and that the lessee shall make all other repairs and shall replace and make good all losses, injuries and damage of any kind of or to the property hereby leased or any part thereof (except where the same shall be caused by fire, lightning or windstorm as hereinafter provided) and shall -

(over)