

ARTICLE VI.

TAXES AND ASSESSMENTS:

Lessor agrees to pay and discharge all general taxes and special assessments levied, assessed and imposed against said premises during said term as soon as they become due and payable. Should Lessee find that any taxes and assessments to be paid by Lessor remain unpaid after becoming due and payable, or that any lien exists against the demised premises by reason thereof, then Lessee may at its option pay the same and deduct the amount paid from rentals accruing under this lease. Lessee agrees to pay all such taxes levied and assessed during the term of this lease against the improvements and equipment belonging to it and located on the demised premises.

ARTICLE VII.

IMPROVEMENTS BY LESSEE:

Lessee shall have the right, at its sole expense, to erect, construct, install, maintain and operate on said premises such buildings, structures, improvements, equipment, fixtures (trade or otherwise), and appliances (with the right of removal as hereinafter provided) on, under and above the ground as it may require or desire for the conduct of the business to be conducted on said premises. Lessee shall have the right to make proper connections with any and all water-, gas-, electric current-, and sewer-lines and pipes on or serving the demised premises, and to continue the use and service thereof during the term of this lease.

ARTICLE VIII.

LICENSES AND OCCUPATIONAL CHARGES:

Lessee shall be liable for, and agrees to pay throughout the term of this lease, all license fees and occupation taxes covering the conduct of its business, and all taxes and charges for water, gas, electric current, and any other public utility or service used by it.

ARTICLE IX.

PERMITS AND LEGAL INTERFERENCE:

If Lessee shall be unable to obtain the necessary permits for the erection and construction upon said premises of the buildings, structures and improvements that it contemplates erecting and constructing thereon or shall be unable to obtain any licenses or permits required by State, County or municipal authorities for the use of said premises in the conduct of Lessee's business; or if during the term of this lease the right of Lessee to maintain driveways and approaches to reach said premises, shall be denied or prohibited by lawful authority, except for the fault, omission or neglect of Lessee; or if the real estate hereby leased, or a part thereof sufficient to interfere with the business for which said premises are used, shall be condemned or acquired by grant or otherwise for the widening of streets or for other public improvements, or shall be otherwise taken in the exercise of the right of eminent domain; or if the use of said premises shall, for any cause for which Lessee is not responsible, be so restricted or interfered with by lawful authority as to make them unfit or unsuitable for the conduct of Lessee's business; Lessee shall have the option of terminating and cancelling this lease upon thirty (30) days' notice to Lessor of its election so to do; and, in the event of such termination and cancellation for any cause enumerated in this paragraph, Lessee shall be liable only for rents and other charges accrued and earned to the date of its surrender of said premises to Lessor and for the performance of any obligations maturing prior to said date.

If a portion of the premises should be taken as hereinabove provided, for public improvement or otherwise under the right of eminent domain, and Lessee does not elect to terminate and cancel this lease on such account, the rental herein reserved shall be reduced from the date of such taking in proportion to the number of square feet of land so taken from the leased premises.

ARTICLE X.

EXTENSION OPTION:

For the considerations herein named, Lessor gives and grants to Lessee the exclusive option and privilege of extending the term of this lease for FIVE (5) YEARS, beginning at the expiration of the original term hereof, provided Lessee shall notify Lessor of Lessee's exercise of such option not less than Sixty (60) days before the expiration of the original term. Upon the giving of such notice, this lease shall be extended, and shall continue in full force and effect, with all of the agreements, obligations, conditions, and covenants herein set forth, for an during said extended term of years; and the execution by the parties of a new lease or an instrument of any kind, extending the term of this lease in accordance with such notice, shall not be required. In the event Lessee shall exercise this option, however, it is understood that Lessee shall yield and pay as rental during said extended term the sum of TWELVE AND 50/100 (\$12.50) DOLLARS per month.

ARTICLE X-(a)

ADDITIONAL EXTENSION OPTION:

In the event Lessee shall exercise the extension option granted in the immediately preceding Article, Lessor hereby gives and grants to Lessee for the considerations herein named, the exclusive option and privilege of again extending the term of this lease for an additional period of FIVE (5) YEARS, beginning at the expiration of the extended term of five (5) years as denoted by the option granted in the next and foregoing Article, provided Lessee shall notify Lessor of Lessee's exercise of the option granted in this paragraph not less than Sixty (60) Days before the expiration of said first five (5) year' extended term. Upon the giving of such notice, this lease shall be again extended, and shall continue in full force and effect, with all the agreements, obligations, conditions and covenants herein set forth, for and during said additional extended term of five (5) years; and the execution by the parties of a new lease or an instrument of any kind, again extending the term of this lease in accordance with such notice, shall not be required. In the event Lessee shall exercise this additional option, however, it is understood that Lessee shall yield and pay as rental during said additional extended term the sum of FOURTEEN AND 58/100 (\$14.58) DOLLARS per month.