

8. It is distinctly understood by and between the parties hereto that any remodelling, improvements or alterations that the Tenant may deem necessary during the life of this lease shall be at the Tenant's own cost and expense. However, the Landlords covenant and agree that they will keep the exterior of the premises, including the roof, in good condition.

9. It is understood and agreed that the Tenant shall have the right to remove at the termination of the lease such partitions, shafting, wiring, toilets, stokers and generally all fixtures and appliances which he shall place upon the premises at his own cost and expense, provided, however, that the Tenant shall at his own cost and expense repair any damage which might be done to the premises by the removal of same and the premises shall be left in as good a condition as when possession is given, natural wear and tear excepted.

10. It is expressly understood and agreed by and between the parties hereto that the Tenant is to furnish his own fuel for heating the building herein demised and is to pay every expense incident thereto. The Tenant further agrees to carry adequate boiler insurance to protect the interest of the Landlords and to hold them harmless from any claims that may arise from damage or injury to persons or property caused directly or indirectly by said boiler. The Tenant further agrees to pay all costs of the water or rent, incidental to the operation of the sprinkler. The Tenant further agrees to inspect and check the pressure of the said sprinkler system not less than once per week and to maintain said sprinkler system at all times in good working order.

11. In the event the Tenant, his heirs or assigns, shall be adjudicated bankrupt, insolvent according to law, or shall make an assignment for the benefit of creditors, or shall file a voluntary petition in bankruptcy of his stock of goods, wares, and merchandise be taken under attachment, execution or process and said attachment, execution or other process be not vacated or said property release within ten (10) days or if any payment or rent shall be past due and unpaid for ten (10) days, then in any or all of such events this agreement of lease shall henceforth terminate at the option of the Landlords. In the event the Tenant, his heirs or assigns, shall neglect to perform any of the covenants and agreements herein contained to be observed and performed by said Tenant and notified of such failure or neglect in writing by the Landlords through registered mail addressed to the Tenant at the address of the building herein demised, and shall not have taken the necessary measures to correct said failure or default within ten (10) days, then the Landlords, their legal representatives, administrators, executors, heirs and assigns, may thereupon terminate this lease without further notice, and may lawfully thereupon enter into and upon the premises or any part thereof and repossess the same and expel the Tenant and those claiming under the Tenant and remove their effects by force, if necessary, without being deemed guilty of any manner of trespass and without prejudice to any other claim or remedies they may have or use for arrears of rent or breach of covenant. Notice to quit, possession, and every other formality is hereby waived in case of default of payments of rents, and the said Tenant for himself and for all claiming under him waives the right to retain said premises herein demised, after a warrant to dispossess or after any re-entry by the Landlords by process of law or otherwise as herein provided.

12. The Tenant further agrees that he will keep said premises in good state of repair and at the Tenant's own cost and expense, including replacement of any part or parts of the premises, and agrees that at the end or other termination of this lease, he will quit and deliver up the said demised premises in as good condition as when possession is given, natural wear and tear excepted.

13. The Landlords do hereby covenant and agree that if the Tenant shall pay the rent herein provided and shall keep, observe and perform all of the other covenants, conditions, and agreements of this lease by said Tenant to be kept, observed and performed, the Tenant shall and may peaceably and quietly have, hold and enjoy the said premises for the term aforesaid.

14. The Landlords do hereby grant unto the said Tenant the exclusive option or right to renew this lease for a period of three (3) years at the expiration of same at a monthly rental of Two Hundred Seventy-Five (\$275.00) Dollars. The Tenant may exercise this option by giving written notice by registered mail to the said Landlords of his intention to do so at least sixty (60) days before the expiration of said lease. After such written notice, the said Tenant may continue to occupy said property for an additional period of three (3) years after the expiration of this lease by payment of a rental of Two Hundred Seventy-Five (\$275.00) Dollars per month in advance and all of the other covenants and agreements herein contained shall continue in full force and effect for said additional period.

15. It is further understood and agreed by the parties hereto that the covenants and agreements herein contained are binding upon each of the parties hereto as well as upon their respective heirs, administrators, executors, successors or legal representative and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto affixed their hands and seals, this said instrument being executed in duplicate, each of which will be considered an