

said option for five additional years, said Lessee shall give to the Lessor ninety days notice in writing of its desire to so do prior to termination of the period of this lease. In consideration for said premises, the Lessee agrees to pay to the Lessor as rent therefor the sum of Two Hundred, Fifty and no/100 Dollars (\$250.00) per month during said term, payable in advance on or before the 10th day of each consecutive month.

IT IS UNDERSTOOD AND AGREED that the Lessee will supply all necessary utilities for said premises and will maintain said premises in a reasonably good state of repair, ordinary wear and decay excepted, except the Lessor will maintain said roof in good repair but shall not be responsible for any damage occasioned by leakage until Lessor shall have received from Lessee written notice of the defective condition of the same.

In the event one month's rent is in arrears and unpaid for a period of thirty days or in the event the Lessee is adjudicated bankrupt or makes an assignment for the benefit of its creditors or is placed in the hands of a receiver, upon the happening of either event, this lease shall become null and void at the option of the Lessor.

In the event the building in question is damaged by fire or other casualty to an extent that renders the same unfit for the purposes for which the same is being used by the Lessee, this lease shall thereupon terminate at the option of either party. However, in the event said building is damaged by fire or other casualty to a minor extent only, the Lessor shall proceed to repair the same within a reasonable