

of said roof and Lessor allowed a reasonable time thereafter in which to repair the same. With the exception of the roof, the Lessee is to maintain the remainder of said building or buildings in a reasonable good state of repair, natural wear and tear excepted, and any additions, partitions or alterations to said premises shall be at the expense of the Lessee. However, no alteration to the present buildings shall be made without first obtaining the written consent of the Lessor.

The Lessee shall have the right, upon termination of the lease period above set forth, to extend said lease for an additional period of five years from and after August 31, 1957, provided said Lessee shall have given written notice to the Lessor of its intention to exercise said option, at least six months prior to expiration of the present term of said lease. In the event the Lessee exercises said option as aforesaid, to renew or extend said lease for an additional period of five years, the rent for said additional five year term shall be Sixteen Thousand, Five Hundred Dollars (\$16,500.00) payable in equal monthly installments of Two Hundred and Seventy-five Dollars (\$275.00) each.

In the event the buildings covered by this lease shall be only partially damaged by fire or other casualty, the Lessor herein shall proceed to repair said buildings at his expense. Said repairs shall be made within a reasonable time after said damage occurs, taking into consideration availability of labor and material, and during the period necessary for said repairs, rent for said premises shall be proportionately abated in proportion to the part of the building rendered unfit for use by the Lessee. However, should said buildings be completely destroyed by fire or other casualty or damaged to an extent as