

and keep in good repair the other portions of said building. The Lessee agrees that improvements made by it to said building shall be done in such a manner as not to damage or weaken the basic structure of said building.

(6) The Lessors, or their agent, shall have the right to inspect and examine any part, or all, of said building at any time.

(7) Any breach by the Lessee of any of the provisions of this Lease shall give the Lessors, at their option, the immediate right to declare this Lease as having been terminated by the Lessee and give the Lessors the right, immediately and without notice or liability to the Lessee, to enter and take possession of said premises.

(8) It is agreed that the Lessee shall have an option to renew this Lease for an additional period of three(3) years at the same rental and upon the same terms as herein set forth, provided that the Lessee exercises said option by giving to the Lessors by registered mail ninety two (92) days' written notice prior to November 30, 1954, said notice to date from the post-marked date of the envelope bearing the written notice; otherwise, said option shall expire.

(9) If the Lessors should decide to sell during the term of this Lease, subject to this Lease, all or any part of the said real property described in this Lease, which they have a right to do, the Lessors agree to give Lessee the refusal of such property at the highest bona fide offer which they receive for such.

This Lease shall be binding upon the parties hereto, their Heirs, Executors, Administrators, and Assigns.