

Upon the termination of the original ten-year term of this Lease, the Lessees shall have the option to renew this Lease for an additional ten-year period upon the same terms and conditions hereof except for the rental which rental shall be agreed upon by the parties hereto at least thirty (30) days prior to the expiration of the original term of ten (10) years and provided, further, that the Lessees give written notice to the Lessor of their desire and intention to extend the Lease for an additional ten-year period at least sixty (60) days before the expiration of the original ten-year term.

And it is further agreed by the parties hereto that said premises are to be used exclusively for the operation of a retail restaurant and are not to be used by the Lessees for any other purpose and that the use of said premises for any other purposes without the written consent of the Lessor shall cancel this Lease at the option of the Lessor.

The Lessor agrees to keep the roof, walls, and base floor in good condition and repair at his expense but it is agreed that the roof, walls and base floor are now considered sound and in good condition and the Lessor is not to be liable to pay for damages caused by leaks should they occur.

The use of these premises for illegal purposes or in violation of the Prohibition Laws, State or Federal, will terminate this Lease at the option of the Lessor.

It is further agreed that any painting, alterations or repairs to the interior of the premises are to be made at the expense of the Lessees.

All alterations, repairs and upkeep to plumbing, wiring, lights and other permanent fixtures or installments are to be done at the exclusive expense of the Lessees.

It is further agreed by the parties hereto that any default in the terms of a certain note and purchase money chattel mortgage of even date executed and delivered by the