

five (5) years next succeeding the original term of this Lease, at and for the rental during such renewal term of Three Hundred Seventy Dollars (\$370.00) per month, payable in the same manner as provided in the original term of this Lease.

(b) A further option to renew this Lease for an additional term of five (5) years next succeeding the first renewal term above mentioned at and for the rental during such renewal term of Three Hundred Seventy Dollars (\$370.00) per month, payable in the same manner as provided in the original term of this Lease.

If Lessee shall exercise the options herein granted to renew this Lease, or any of them, it shall do so by written notice to Lessors, as hereinafter provided, not less than sixty (60) days prior to the expiration of the original or first renewal term of this Lease, as the case may be.

It is understood and agreed that in the event of the exercise by Lessee of the above renewal options, all of the other covenants, terms, provisions and conditions of this Lease shall remain in full force and effect during such renewal terms.

VII. Lessee covenants and agrees, at its sole cost and expense, to make such repairs to the improvements on the devised premises as may be required from time to time. Lessors covenant and agree, however, to make all repairs necessitated by structural defects, faults or settling.

