

to the Lessee in good repair. After the expiration of this lease, the Lessee agrees to redeliver said premises in as good condition as it now is, reasonable wear and tear, damage by fire, windstorm, an Act of God, or public enemy excepted. The Lessee further agrees to repair or replace any windows that may be broken or other damage done to the buildings and premises as a result of an act of negligence of the Lessee, its employees or agents.

The Lessee agrees to permit the Lessor and his agents at all reasonable times to enter upon the premises and to examine the condition thereof and to make necessary repairs.

It is further agreed that at the end of the term of this lease, the Lessee shall have the option and privilege of renewing this lease for an additional period of FIVE YEARS, rent to be computed in the same manner as above setforth. Any modifications or changes in the terms of this lease made after the signing hereof shall be in writing and signed by all parties concerned.

The Lessee shall keep and hold harmless the Lessor from any and all damage and liability arising from or out of the occupancy by Lessee of said premises and from any loss or damage arising from any default or negligence of the Lessee or failure on its part to comply with any of the covenants, terms and conditions herein, but it shall not be liable for any damage or claims arising out of or caused by the failure of the Lessor to perform any of the covenants herein.

This lease shall be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Lessor and Lessee, respectively, have hereunto set their hands and seals in duplicate this 17 day of August, 1954.

IN PRESENCE OF:

Francis B. Hutzlow

Paul C. Dault

William D. Rimer (L.S.)
LESSOR

RIMER INCORPORATED, LESSEE.

By Edwin B. Rimer v. pres

And Devotly K. Rimer
Secretary - Treasurer