

(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 Two Hundred Fifty Dollars (\$250.00) 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 term.

V. Lessee further covenants to pay as and when due any and all license and permit fees, taxes and other charges and assessments whatsoever on the demised premises and the improvements thereon or incident to any equipment and accessories installed or used on the said premises or the conduct and operation of the business thereon, as well as all charges for water, gas, electricity and other utilities. In the event Lessee shall fail to pay any of the aforesaid charges Lessors may, but shall not be required to, pay such charges, and any such charges paid by Lessors may be distrained for and recovered as rent under this Lease or Lessors may have recourse to any other remedy allowed by law.

VI. Lessee covenants and agrees, at Lessee's sole cost and expense, to make such repairs to the improvements on the demised premises as may be required from time to time to keep the same during the term of this Lease in good repair and useable condition and to return the same to Lessors at the expiration of the Lease in the same condition as when received, ordinary wear and tear and damage due to casualty occurring without fault of Lessee excepted.