

or before March 1, 1961, a written notice of his election to take such extension at a rental of One Hundred and Fifty (\$150.00) Dollars per month during the entire period of the option.

It is understood and agreed that the lessors shall pay the taxes on the said four (4) lots, and that the lessee shall pay the taxes on the buildings on the property and on the business property thereon.

The lessee shall have the right to sell the business established at this location, or take in a partner in said business, and to assign the lessee's leasehold interest, subject to the covenants, conditions and stipulations of this lease, which are to be binding on the assignee, his executors, administrators or assigns.

Upon the termination of this lease, either by agreement or expiration, the lessee may remove all personal property, business machinery and equipment of said business operation, provided the lessee shall not then be in default for rent.

The lessors hereby covenant with the lessee that the lessors, or any one of them, will permit the lessee quiet enjoyment of the said premises, and the lessee shall peaceably hold and enjoy the aforesaid premises, without any interruption by the lessors or either or any of them, or any person or persons claiming under any of them, as long as the lessee complies with his covenants and agreements under this lease.

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The lessee further agrees that said premises will not be used for any purpose other than that of a colored drive-in without the written consent of the lessors embodied on this lease.

To the faithful performance of each and every covenant and agreement herein the parties hereto firmly bind their assigns, executors, administrators, or assigns.

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