

It is mutually understood and agreed that the Lessee shall make no repairs, alterations, or improvements at the expense of the Lessor; and any alterations or improvements desired by the Lessee, at Lessee's own cost, may be done only by and with the written consent and approval of the Lessor; and all such alterations and improvements shall be surrendered to the Lessor on Lessee's removal from the premises. The Lessee shall make good all breakage of glass, and all other injuries done to the premises during Lessee's tenancy, not excepting such as are produced by natural decay or unavoidable accident, it being understood and agreed that the Lessee shall be obligated to repair, restore, and maintain the leased premises and properties as aforesaid, and upon its removal to return the same to the Lessor in as good or better condition as the same now are, together with all additions and improvements thereto.

The Lessor shall have the right and option of renewing this lease agreement, and the Lessee shall be firmly obligated to renew the same, at the same rental herein stipulated, and in accordance with all of the same terms and provisions hereof, continuously, without interruption, for consecutive ten-year terms, following the initial ten-year term hereinabove provided for, and so continuing this lease agreement for as long as the Lessee, or any of its successors, assigns, or transferees, operates over any of the routes currently operated over, and for as long as any motor carrier operations are conducted under any operating rights granted by the ICC under Docket MC-47171, or any other operating rights of the Lessee, its predecessors, successors, assigns, or transferees; and, as long as any such operations are conducted, at the end of each ten-year term of this lease agreement, the same shall be automatically renewed, in all of its provisions, for another like, additional, and succeeding ten-year term.