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any equipment become worn out and irreparable, then the Lessor shall replace the defective equipment with like equipment in good repair and working order. The Lessor shall further furnish a heating and air conditioning unit for the premises.

The Lessee shall furnish at his own expense all electrical current, gas, water and other utilities.

The Lessor shall at all times keep in force sufficient insurance to cover loss or damage by fire to said building and its equipment, and should the building become untenable by fire, the repair of the entire building and the refurnishing shall be done by the Lessor, and this agreement shall not be terminated, but the Lessee shall not pay rent during such term as the building is untenable; provided however, that should said building remain untenable for a period of more than two weeks then this lease agreement may be terminated by the Lessee at the Lessee's option.

At the expiration of this lease, the Lessee may at his option renew this lease for the term of three (3) years at a rental of not more than \$400.00, and the parties to this agreement may adjust the rental to their mutual satisfaction at a lesser figure. If the Lessee exercises said three year option, then at the end of said three year option period the Lessee, at his option, may extend this lease for the further term of five (5) years at a rental which shall be agreed upon by the Lessor and the Lessee to their mutual satisfaction. In all other particulars the terms and provisions hereof shall remain the same and continue in force during the period of said term.

If the Lessee shall become thirty (30) days in arrears in the rental payments as hereinabove provided, then the Lessor may, at his option, terminate this lease; and if the Lessor shall fail or refuse to perform any of the covenants and agreements herein contained, the Lessee may if he so elects, by thirty (30) days' notice in writing to the Lessor terminate