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entire rental immediately due and payable and proceed to collect the same, or declare this lease terminated and take immediate possession of the premises, collecting rent up to the time of retaking of possession.

3. That at the expiration of this lease, it will deliver up the premises in as good condition as they shall be at the beginning.

LESSORS COVENANT AND AGREE:

That the lessee shall have the right and option of extending this lease for an additional period of ten (10) years at a monthly rental of Six Hundred Dollars (\$600.00) per month and otherwise upon the same terms and conditions. In order to exercise said option, lessee shall give the lessors written notice of its intention to exercise at least six (6) months before the expiration of the original term. During the option period lessors will maintain roof, outer walls and cement floor. All other repairs and maintenance, including plate glass, air conditioning, painting, both interior and exterior, to be done by lessee.

IT IS MUTUALLY COVENANTED AND AGREED:

1. That should the building on said premises be destroyed or damaged by fire during the ten year period covered by the option hereinbefore set forth, so as to be rendered unfit for lessees use, the rental herein provided or a proportionate part thereof shall be abated until the premises shall have been restored. If said building is substantially destroyed during said period, this lease, at the option of either party may be declared terminated.
2. In the event of bankruptcy of the lessee, or in the event it should be placed in the hands of a receiver or make an assignment for the benefit of creditors,