

permit said premises to be used for any unlawful purpose nor permit thereon anything which may be or become a nuisance, and that it will not do or permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire nor which may cause the Owner to have to pay a fire insurance premium at a rate in excess of that which he is forced to pay by reason of the business conducted by the Tenant.

(14) The failure of the Owner or the Tenant to take advantage of any default on the part of the Owner or the Tenant, as the case may be, shall not be construed as a waiver thereof, nor shall any custom or practice which may grow up between the parties in the course of administering this instrument be construed to waive or lessen the rights of the Owner or Tenant to insist upon the provisions hereof.

(15) This lease agreement executed by the Owner and Tenant in duplicate, merges all understandings and agreements between the parties hereto with respect to the leased premises and shall constitute the entire lease agreement. Said lease agreement shall not be changed or modified except upon the written consent of the Owner and Tenant, which written consent shall be executed in duplicate and attached to and become a part of the duplicate originals of this lease agreement.

(16) The Tenant is hereby granted the option to extend this lease, providing at the time of its expiration no default has occurred in the conditions contained therein, for an additional term of three years from September 14, 1960, until Midnight, September 14, 1963, at the same monthly rental, providing notice in writing is first given to the Owner on or before six months from the expiration of said original term. Further, providing there has been no breach of the conditions set forth in said lease during said extended term of three years, the Tenant is hereby granted the additional option to extend said lease for a second additional term of three years commencing September 15, 1963, until Midnight, September 14, 1966, at the same monthly rental, providing said Tenant shall first give to the Owner notice in writing on or before March 15, 1963.

TO THE FAITHFUL PERFORMANCE of the covenants and conditions of the within agreement the parties hereto do respectively bind themselves, their heirs, successors, administrators, executors and assigns.

IN WITNESS WHEREOF, the said Owner and Tenant have herunto set their respective hands and seals the day and year first above written.

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