

leased premises, including the walls, partitions, electric wiring and lines, as to it shall seem best for the conduct of its business. All of said alterations and improvements shall be made at the expense of the Lessee, and without obligations upon the Lessor. Notice of intention to make any of said alterations or improvements shall be given to the Lessor in writing prior to the date of commencement of such alterations and improvements for his consent or approval.

3. The Lessor agrees to pay all taxes on the land, buildings and improvements thereon and to carry such insurance as the Lessor deems advisable on his said building. The Lessee shall pay all taxes and assessments and insurance on its property and equipment on the leased premises.

4. That all property of any kind that may be warehoused during the continuance of this lease shall be at the sole risk of the Lessee and the Lessor shall not be liable to the Lessor or any other person for any injury, loss or damage to the property or to any persons on the premises.

5. The Lessee shall have the privilege of renewing this lease for an additional five (5) years at the expiration of this term and at the same rental, provided written notice is given to the Lessor sixty (60) days before the expiration of this lease.

The Lessor and the Lessee mutually covenant and agree:

1. In the event of a total destruction of the buildings and improvements by fire, or otherwise, or such partial destruction thereof as will render the same unfit for use and occupancy for the purpose stated in this lease; provided, such total or partial destruction is not caused by the negligence of the Lessee; the Lessor shall have the option to restore said building in one hundred twenty (120) days or