

12. The Tenant is hereby granted the option to extend this lease on the same terms and conditions for a period of three years after December 31, 1961, provided that written notice of the Tenant's intention to exercise this renewal option is given to the Landlord at least ninety (90) days prior to December 31, 1961.

LANDLORD AGREES DURING THE TERM OF THIS LEASE

13. To pay all taxes, assessments, or liens that may be against or levied upon said premises during the term of this lease.

14. To keep the roof, outer walls, and structural portions of the said building in good repair. All changes, additions, or improvements required by any legally constituted authority shall be made by the Landlord, and in the event that the building is legally condemned, the Landlord or Tenant shall have the right to terminate this lease after fifteen (15) days notice.

15. To provide and deliver to the demised premises heat and air-conditioning from the central plants in The J. C. Penney Company building.

TENANT AGREES DURING THE TERM OF THIS LEASE

16. To pay the rent as stipulated above.

17. To replace any plate glass which is damaged or broken from any cause other than settling of the building, fire, riots or insurrection, or acts of God.

18. To permit the Landlord, or its agent, to visit the premises for the purpose of making inspection or repairs at any time during business hours.