

The Lessees shall notify the Lessor in writing at least thirty (30) days before the expiration of the term of this lease that they desire to exercise their option to renew this lease for another one year term.

5. The Lessor assumes no obligation as to the repair, upkeep, and maintenance of said building, except that she agrees to see to the proper repair, maintenance, and condition of the roof, outside walls, and floors.

6. The Lessees, at their own expense, may make all such alterations or improvements as they may find necessary and beneficial to them in the operation of their business. The Lessees may install such equipment and fixtures as they may deem necessary or convenient in the conduct of their business, and at the conclusion of the term of this lease, or at the end of the renewal term if it is renewed, the Lessees may remove such fixtures and other improvements as they have placed on the premises, subject, however, to the condition that in doing so, they shall not mar the walls or damage the building in any way; and the Lessees shall quit the premises at the end of this term or at the end of the renewed term, leaving same in the same condition as when they entered it, reasonable wear and tear excepted, and shall make good all breakages of glass and other injuries done to the premises during the Lessees' tenancy.

7. The Lessees shall be responsible for all lights, water and other bills that are incurred by them in the operation of their business.

8. It is further agreed that if the said building is destroyed by fire or made uninhabitable by fire or by the elements or by act of God, then either party hereto shall have the option to terminate this lease.

9. The Lessees agree to protect the Lessor against any and all claims made by the public or anyone else connected with the use of said building, or injuries sustained or property damaged by any member of the public and charged or claimed to be as a result of their use of the premises occupied by the Lessees, or any part thereof.