

to the Lessor written notice of its intention to renew said Lease a period of three months prior to the expiration hereof.

5. It is agreed between the Lessor and Lessee that the building to be leased to the Lessee is to be a building constructed of cement blocks, 14 feet by 24 feet in size and will have three rest rooms across the back.

6. It is agreed that the Lessor is to paint the building inside and out and will turn the building over to the Lessee in a satisfactory condition as of October 1, 1962.

7. The Lessor further covenants and agrees that during the continuance of this Lease or any renewal thereof that she will make the necessary repairs to the roof and outer walls of the building on the leased premises, but it is understood and agreed that said roof and outer walls of the building so leased are, upon occupancy by the Lessee, considered to be sound and in good condition.

8. The Lessee hereby agrees to do any additional painting to said building and that any minor alterations and repairs are to be paid for by the Lessee. The Lessee further agrees to keep said building in a good state of repair at all times, including plumbing repairs of a general nature but any major damage to outside sewer lines will be paid for by the Lessor.

page three

(Continued on Next Page)

J.H.J.  
W.E.J.  
A.S.G.  
3