

CONTINUED POSSESSION OF TENANT. That if the Tenant continues to occupy the premises after the last day of any renewal or extension of the terms thereof or after the last day of the term hereof if this lease is not renewed or extended, and Landlord agrees to accept rent thereafter, a monthly tenancy terminable by either party on not less than one (1) month's notice shall be created which shall be upon the same terms and conditions, including rental, as those herein specified.

IMPROVEMENTS AND REPAIRS. The Tenant is hereby given permission to place permanent improvements on the premises at its own expense, and it is agreed that at the termination of this lease or any extension thereof that said improvements will become the property of the Landlord.

It is agreed that Landlord shall not be responsible for any repairs whatsoever, but that the Tenant shall be responsible for all repairs to any improvements which it might erect on the demised premises.

INSURANCE AND TAXES. That the Landlord shall pay all real estate taxes covering the vacant lot and any permanent improvements erected thereon. That any other taxes or assessments, if any, shall be paid for by the Tenant. That Tenant shall pay for all insurance, if any, covering improvements on the demised premises.

SIGNS. That Tenant shall have the right to erect any signs in connection with Tenant's business which are in keeping with other signs erected in the immediate area.

DEFAULT CLAUSE. That if the rent above referred to or any part thereof shall be past due or unpaid on the date of payment for a period of thirty days after written notice of default shall have been sent to the Tenant, it shall be lawful for the Landlord by summary proceedings or other appropriate legal action to terminate this lease and to enter into the demised premises or any part thereof and expel the Tenant or any person occupying the premises.

Furthermore, at the end of the term or any renewal thereof, the Tenant hereby covenants and agrees to surrender and deliver up the premises peaceably to the Landlord.

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