

additions, appliances, fixtures, and all other property of whatsoever nature, now situate upon or placed upon said premises by Lessee, shall be and remain the property of Lessee and may be removed by Lessee, in whole or in part, at any time before the termination of this Lease or within a reasonable time thereafter, except where permanently affixed or attached to the building or other permanent improvements located on said premises.

7. In the event Lessee shall continue to remain in and occupy the leased premises after the expiration of the term of this Lease, such holding over shall not in any way be construed as a renewal or extension of the term of this Lease, but such holding over shall constitute a tenancy from month to month only, and subject to all of the covenants and conditions of this Lease, other than those relating to the terms hereof.

8. It is hereby understood and agreed that neither the Lessor nor the Lessee assumes the responsibility of the maintenance of the structural walls and roof of said premises; however, the Lessor does agree that in the event of deterioration or damage to the structural walls and roof to such an extent to render the premises untenable by the Lessee, the Lessee may, at its option, either repair said structural walls and roof or vacate the premises upon sixty (60) days' written notice to the Lessor.

9. No waiver of any default in the covenants and agreements of the Lessee as herein contained shall constitute a waiver of any succeeding default in the same or any other covenant or agreement.

10. The terms and provisions hereof shall bind and inure to the benefits of the Lessor, the Lessee and their respective successors and assigns; and it is expressly understood and agreed that the Lessee shall be liable for the performance of all the terms, covenants, conditions and provisions contained herein.

11. There has been established along the east side of North Main Street a set-back line which measures thirty (30) feet east of the present eastern curb line. The parties agree that if and when North Main Street is widened a distance not to exceed thirty (30) feet east from the present eastern curb