

V.

It is agreed that prior to January 1, 1964 the Lessors will make improvements to said premises by converting the basement of the dwelling to an office according to the plans previously agreed upon between the parties which alterations will cost approximately \$3600.00.

VI.

The Lessors do hereby covenant and agree that they will maintain the roof of the dwelling on said premises and will repair same within a reasonable time after receiving written notice of any defect from the Lessee. The Lessee does hereby covenant and agree that he will maintain the remainder of the premises in good condition and repair at his own expense, including the repairing of any damage or other injuries done to the premises during the term of this Lease. The Lessee further agrees that he will make no alterations to the premises without the written consent of the Lessors.

VII.

If during the term of this lease or any extension thereof the building located on the leased premises is damaged by fire or other casualty and the damage thereto does not render the building untenable, then the Lessors shall immediately repair said damage at their expense. However, if the damages are great enough to cause the premises to become untenable then the Lessors may elect to terminate this lease as of the date of the damage by giving written notice to the Lessee within thirty (30) days after such date, or the Lessors may repair or restore the building at their expense, in which case the rent shall abate from the date of the damage until the date the building is again ready for occupancy. If the Lessors so elect to repair the building and do not sufficiently complete the work within ninety (90) days of the date of the damage, then either party may elect to terminate the lease as of the date of said damage.

VIII.

It is agreed that the Lessee may use said premises as a residence and as an office.

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