

inventory shall be examined, counted, and priced at wholesale inventory prices only, and the Party of the Second Part agrees to pay the total of this wholesale inventory price not later than March 9, 1964.

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5. That it is mutually agreed that the Party of the Second Part may make such alterations at such times as in his opinion are necessary or advisable or as will constitute improvement in the esthetic or physical characteristics of the building or its surrounding which improvements or alterations shall nevertheless conform to the terms and conditions of the lease between Piggie Park Enterprises, Inc. and Mack Christopher in all respects; the Party of the Second Part hereby agrees to pay all utilities for the term beginning March 1, 1964 and continuing thereafter; and Piggie Park Enterprises, Inc. agrees that the Party of the Second Part shall have the first option to renew this lease agreement on such term or terms as may be negotiated and decided upon by the parties hereto, their successors or assigns.

6. That the Party of the Second Part hereby agrees and covenants that he will keep the premises adequately insured, which insurance shall cover loss by fire or nature to an extent which will compensate the Party of the First Part for the reasonable value of the leasehold chattels, and, if so provided by the lease between the Party of the First Part and Mack Christopher, for the real property covered under said lease.

7. That the Party of the First Part hereby licenses the Party of the Second Part to use the name Piggie Park and to operate a Piggie Park establishment in conformity with the

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