

V.

The Lessee is to pay his pro rata share of all taxes and assessments to be placed on the premises during the term of this lease.

VI.

The Lessee is to insure forthwith and keep insured in name of Lessor for the duration of this lease the demised premises against loss by fire and extended coverage and is to pay all premiums at the time they are due.

VII.

At the termination of this lease by lapse of time or otherwise to peaceably yield up the premises to the Lessor in as good repair and condition as the same are at the commencement of said term, reasonable use and wear thereof and damage by fire or other casualty not occurring through the default or negligence of the lessee only excepted, the premises at the time this lease is terminated are to be vacant and unencumbered and in good and tentable order and condition. The Lessee further agrees that he will remove all automobile bodies, parts and accessories from the premises at the time of termination of the Lease.

Provided, however, that the Lessee shall have and the Lessor hereby grants to the Lessee the exclusive right at his option at any time during the term of this Lease to purchase the said premises for the sum of FIVE THOUSAND AND NO/100 (\$5,000.00) DOLLARS to be paid to the Lessor upon tender of a good and sufficient warranty deed conveying to the Lessee the fee simple of the said premises. In case the Lessee shall elect to purchase the said premises, he shall signify his election by written notice to Lessor at least two (2) weeks before the expiration of this lease. It is understood between the parties that the \$300.00 rental money mentioned in Paragraph I above shall be counted as a part of

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