

and assigns, for and during the term of ten (10) years, commencing on the first day of July, 1965, and ending on the 30th day of June, 1975, unless sooner terminated as herein provided.

3. The Lessee does hereby agree to pay to the Lessor as rental for the demised premises the sum of One Hundred Twenty (\$120.00) Dollars per month, which shall be payable in advance on or before the tenth day of each and every month during the term of this lease.

4. The Lessee is hereby granted the option to extend this lease for an additional term of ten (10) years after the expiration of the original term hereof, upon the same rental and provisions as contained herein, provided he shall give to the Lessor written notice of his intention to exercise this option at least sixty (60) days prior to the termination of the original term and further provided that he shall not then be in default under this lease.

5. This lease or any interest therein may not be assigned, mortgaged, or hypothecated by the Lessee or the demised premises or any part thereof sublet without the prior written consent of the Lessor.

6. The Lessee shall use the demised premises for an animal hospital and office for the practice of veterinary medicine and other matters incident or related thereto.

7. The Lessor covenants and agrees that during the continuance of this lease it will make all necessary repairs to and keep in good condition the roof, outer walls, and downspouts of the building on the demised premises. It is understood and agreed that the roof, outer walls, and downspouts are,