

7. The Tenant shall keep the building and premises in good order and repair during the term of the lease, and upon the expiration or termination of said lease shall deliver up the premises in as good condition as they were at the commencement of said lease, reasonable wear and tear alone excepted. The Tenant shall allow the Landlord free access to the premises hereby leased for the purpose of examining or exhibiting the same, or to make any needful repairs or alterations of said premises, which said Landlord may see fit to make. The Tenant will keep all and singular the said building and premises, including the plumbing and heating plant in such repair as the same are at the commencement of the said term or may be put in during the continuance thereof, reasonable wear and tear and damage by fire or other unavoidable casualty only excepted, and will properly and promptly replace all glass thereof broken during the said term by other of the same size and quality.

8. Should the building or any substantial part thereof be destroyed or so damaged by fire or other casualty as to be unfit for occupancy or use, the rent, or a fair and just proportion thereof, according to the nature and extent of the damage, shall be suspended and cease to be payable until the building is restored and made fit for occupancy or use, this lease shall be terminated at the election of either party; notice thereof being given to the other party.

9. The Tenant shall not allow said premises to be used for any purpose that will increase the rate of insurance thereon and will not permit said premises to be used for any unlawful purpose that will injure the reputation of the same or of the buildings near same, or disturb the Tenants of such buildings of the neighborhood; and will not permit the same to remain vacant or unoccupied for more than 10 consecutive days; and will not permit any alteration of or upon any part of said demised premises, nor allow any signs or placards posted or placed thereon, except by written consent of landlord or as hereinafter provided, all alterations and additions to said premises shall remain for the benefit of the landlord unless otherwise provided in said consent as aforesaid.

10. That all property of any kind that may be on the premises during the continuance of this lease shall be at the sole risk of the Tenant, and that the Landlord shall not be liable to the Tenant or any other person for any injury, loss, or damage to property or to any person on the premises.

11. The Landlord covenants and agrees that the tenant, upon paying the rent herein reserved, and upon performance of the covenants and agreements herein provided to be observed and performed by it, shall peaceably and quietly hold and enjoy the demised premises for the term aforesaid.

12. The Tenant has the option to renew this lease on the same terms and conditions as set out in this lease for an additional 3 year period upon 30 days written notice to the Landlord.

13. All furniture, fixtures, and equipment are the sole property of the tenant and the Landlord has only a fan over the door and the heater that are part of the realty or property of the Landlord.

IN WITNESS WHEREOF, we do hereto set our hands and seals and execute this lease agreement in duplicate this 6th day of May 1968.

WITNESS:

Teresa Curcio
W. J. Robinson

Grace H. Painter L.S.
Landlord
Thomas L. Painter
Desana B. Staton L.S.
Tenant

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