

thereof, that it will quietly and peaceably deliver up possession of the demised premises in good order and condition, reasonable wear and tear excepted. It is agreed that at the time of the termination of the original term of this lease, or if the termination occurs earlier by reason of default on the part of Lessee, then and in either event, at such time the improvements located on the demised premises shall be the property of the Lessors, its successors or assigns.

12. Right to Remove Equipment on Termination.

All signs, movable equipment, and trade fixtures which be placed in or on the said premises by the Lessee shall remain the property of the Lessee which shall have the right to remove the same within ten days after the termination of this lease, provided Lessee shall not be in default hereunder, and provided further that Lessee shall repair or reimburse the Lessors for the cost of repairing any and all damage resulting to the demised premises from the removal of such equipment. All other fixtures and equipment which are permanently attached to the building or buildings or the premises shall become and remain the property of the Lessors.

13. Option to Renew. The Lessee is hereby granted the right, at his option, to renew this lease for an additional period of ten years upon giving to Lessors notice in writing of his intention so to renew at least sixty (60) days prior to the expiration of the term herein provided. Should said renewal option be exercised by the Lessee, Lessee is granted the further right to renew this lease for a second term of ten years upon giving to Lessors notice in writing of his intention so to renew at least sixty (60) days prior to the expiration of the first renewal

(Continued on next page)