

6. It is understood that the Lessee shall have the option to renew this Lease for an additional five (5) year period, beginning April 1, 1983 and ending on 31 March 1988, on the same terms and conditions as herein contained EXCEPT that in event such option is exercised, the monthly rental will be Six Hundred and No/100 (\$600.00) Dollars per month. If Lessee wishes to exercise this option he will give Lessor written notice of his intention at least ninety (90) days prior to the expiration of the original Lease.

7. In event of non payment of the rents herein provided, and if the same shall remain in default for ten (10) days, or if the Lessee shall default in any of the other conditions and covenants herein contained and such default shall continue for a period of ten (10) days after notice of such default has been given by Lessor, then Lessor shall have, in either of said events and in addition to any other remedies the Lessor may have in law or in equity, all of which shall be cumulative, the option to enter the premises by force or otherwise, and without any liability or prosecution therefor, and to relet the said premises, if possible, as agent of the Lessee, and in such event the Lessee agrees that he shall continue to be personally liable and responsible for the entire rentals provided for herein, with any monies received by the Lessor in reletting the premises, less costs and expenses in so doing, being applied against the Lessee's obligation hereunder.

8. Lessee agrees not to let, underlet, or sublet the premises nor to permit said premises to be used for any purpose other than those herein provided. Lessee further agrees not to assign the within Lease, without the express written consent of the Lessor, which consent the Lessor agrees not to unreasonably withhold.

9. Lessee agrees to keep said premises and all parts and portions thereof, including front and rear of building, in a clean and sanitary manner, free from trash and inflammable material or other objectionable matter during the term of this Lease and any renewals thereof.

10. It is understood and agreed that the Lessor is not to be responsible for any accident or injury to any person or loss or damage to any property on, near, or related to the premises herein leased. Lessee further agrees that he will indemnify and hold harmless the Lessor from and against any and all liability imposed upon

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