

and damage by fire or other casualty excepted; and the Lessee further agrees to maintain and make such repairs to the roof and outer walls to maintain them in the same condition as they are at the commencement of this Lease, ordinary wear and tear excepted.

3. It is further understood and agreed that the Lessee may, at its own expense, make any additional improvements to the premises which it may desire to make, so long as said improvements are in conformity with the present architectural structure of the building. Any such additions or improvements shall not be deemed to become fixtures or part of the real estate, but may be removed by the Lessee provided that it shall return the leased premises to its original condition, reasonable wear and tear excepted.

4. The Lessee agrees that if execution or other process be levied against the interest of the Lessee or if a petition in bankruptcy be filed against the Lessee or by the Lessee in a Court of competent jurisdiction, or if the Lessee shall make an assignment for the benefit of creditors, the Lessor shall have the right at his option to re-enter the premises and annul and terminate this Lease.

5. That if the Lessee shall breach the terms of this Lease and fail to correct said breach within ten (10) days after written notice thereof, the Lessor may at his option declare this Lease terminated and take immediate possession of the premises, collecting all rents up to the time of retaking possession of the premises, it being understood that this remedy is not exclusive but it shall be in addition to such other remedies as the Lessor may have under the laws of this State.

6. The Lessee does hereby covenant and agree that it will not assign this Lease nor sublet the premises nor any part thereof without the written consent of the Lessor, which consent shall not be unreasonably withheld.

7. The Lessee shall have the right and option to renew this Lease for an additional term of five (5) years upon

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