

5. That the Lessees shall be responsible to keep the roof of the building in good repair and the Lessees shall be responsible for all other repairs to said building including, but not limited to, paint of exterior and interior, windows and adjacent grounds.

6. That the Lessees shall keep the building in good condition and shall return the building at the end of said lease to the Lessor in good condition, normal wear and tear excepted.

7. It is agreed that during the term of this lease the building should become destroyed by fire or elements so as to render the building unfit for occupancy, the Lessor may terminate this lease and the Lessees shall pay rent only to the time of such surrender.

8. That the Lessees shall maintain liability insurance during the term of this lease and agrees to assume all risks of loss, injury or damage to persons or property.

9. It is agreed that during the term of this lease, the Lessor, her heirs or assigns, should desire to sell said premises then the Lessees, their successors, heirs or assigns, shall have the privilege to purchase the same for the same price that the Lessor would be willing to sell to any other person.

10. It is agreed that the Lessees shall have the option to renew the lease an additional five (5) year term at a rental amount to be agreed upon and subject to the terms of this lease provided, however, that the Lessees shall notify the Lessor in writing thirty (30) days prior to the expiration of the initial term.

11. That this lease shall be binding upon the heirs, executors, administrators, successors and assigns of the parties to this lease.

0635

4328 RV-2