

Lessor covenants that Lessee upon paying the rent in the manner herein provided and performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy said premises for the term aforesaid.

Should said premises be so damaged by the elements or other unavoidable casualty as to render them untenable, this lease shall immediately cease and terminate and all advance payments of rents, if any, covering periods subsequent to the date of such damage shall be promptly refunded to Lessee.

Lessee shall have the right to renew this lease, upon the same terms and conditions, for a further period of ~~Five (5)~~ ^{Five (5)} years from the date of the expiration of the primary term hereof, by giving written notice of its intention so to renew not less than ~~Thirty (30)~~ ^{Thirty (30)} days before the expiration of said primary term.
 except that the rental shall increase to THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$3,500.00) per year

Lessee shall have the right to renew this Lease upon the same terms and conditions, except that the annual rent shall increase to FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$4,500.00), for a further period of FIVE (5) years from the date of the expiration of the first renewal option term hereof, by giving written notice of its intention so to renew not less than Thirty (30) days before the expiration of said first renewal option term.

In Witness Whereof, the parties hereto have executed this lease in duplicate the day and year first above written.

Signed, sealed and delivered by Lessor
in the presence of

Annie M. Jennings
Queen A. Rogers

Trev A. Neuburger (L.S.)
Trev A. Neuburger (L.S.)
President
400 Pelham Road, Inc.

SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY,

By William A. ...
General Manager - Support Services

Signed, sealed and delivered by Lessee
in the presence of

Shirley ...
...

FORM APPROVED
William A. ...
ATTY. 11/20/44

(CONTINUED ON NEXT PAGE)

TO THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$3,500.00) PER YEAR

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