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and do all exterior repairs and all repairs of a permanent character and all foundation or structural strengthening, alterations, reconstructions or additions necessitated by reason of defects or weakness or by ~~reason of~~ building operations upon adjacent premises or which at any time may be required by State or Municipal authority.

The Lessor covenants and agrees that the Lessee shall have the right to extend or prolong the term of this lease for a further period of Two (2) years, from the expiration of the initial term of this lease, upon the same terms and conditions, provided the Lessee shall give to the Lessor written notice of its intention to avail itself of such right at least thirty days before the expiration of said initial term; and such notice when given shall operate to extend or prolong the term of this lease for such additional period, and all the covenants, agreements, terms, conditions and stipulations contained therein (except this covenant for additional period) shall apply to such further period of time the same as if it had been made a part of and included in the original term of this lease.

The Lessor covenants and agrees that the Lessee, paying the rents herein reserved, and observing, keeping and performing the covenants and agreements herein contained, shall and may peaceably and quietly <sup>have</sup> hold, occupy, possess and enjoy the demised premises for and during the full term of this lease <sup>and</sup> of any prolongation or extension thereof.

It is covenanted and agreed by and between the parties hereto that all machinery ovens, engines, boilers, fixtures and equipments of whatsoever name, character or description heretofore built or placed in or upon said premises by the Lessee or its predecessors while occupying said premises or any part thereof, or otherwise acquired by it or them, or which may at any time during said term or any prolongation, extension or renewal thereof be built or placed in or upon said premises by the Lessee, shall be and remain the property of the Lessee, and at or before the final expiration of said term or any prolongation, extension or renewal thereof, shall be removed by the Lessee at its expense, the Lessee agreeing to close the openings occasioned thereby and to place floors where ovens stood; all such work to be done in a good and workmanlike manner.

The Lessors agree to provide said premises with a toilet and washstand properly connected with water and sewer, and they also agree to whitewash the inside walls, posts and ceilings of the said building, and to paint over the sign which is now on the side of said building.

It is covenanted and agreed by and between the parties hereto that the covenants, agreements, conditions, terms and stipulations herein contained shall be binding upon and apply and insure the heirs, executors, administrators, successors and assigns of the respective parties.

In witness whereof, the Lessors have hereunto set their hands and seals and the Lessee has caused its corporate seal to be hereunto affixed and those Presents to be signed by its Vice President and attested by its Secretary, the day and year first above written.

W. Austin Hudson (SEAL)

G. E. Jordan (SEAL)

Corporation Seal.

The National Biscuit Company (SEAL)

By J. D. Richardson, Vice President.

Attest:  
F. Bugbee, Secretary.

Signed, sealed and delivered in presence of:  
W. C. Beacham,  
H. Charlotte. As to Lessors.