

to renew this lease at the expiration of said ten (10) years for an additional term of ten (10) years upon such terms and conditions as Lessor may at that time provide, with the distinct understanding that if Lessee desires to exercise the right to renew this lease at its expiration Lessee shall give to Lessor thirty (30) days notice in writing of Lessee's intention so to do.

2. Lessee agrees to pay Lessor as rent for said demised premises the sum of <sup>COMPARED</sup> Five Hundred, Forty Dollars and Forty-Eight Cents (\$540.48) per annum, payable annually in advance being at the rate of six percent (6%) per annum on Nine Thousand, Eight Dollars (\$9008.00), the agreed valuation of said leased premises at the date hereof, the first payment to be made upon the execution of this agreement. If this lease shall be extended for a further period of ten (10) years, as hereinbefore provided, said leased premises shall be revalued by the Lessor, and such revaluation shall be binding and conclusive upon the parties hereto, and Lessee shall thereafter until the expiration of said ten (10) years extension of this lease, pay to Lessor rental at the rate of six percent (6%) per annum on such revaluation. Lessor shall have, and is hereby given, a lien upon all buildings and structures erected on the demised premises to secure the payment of the rental herein reserved.

4. It is further agreed that said leased premises shall be used and occupied exclusively as a location for a Wholesale Grocery House and in case of any other use of said premises by the Lessee, the Lessor may declare this lease terminated, and may reenter upon and take possession of said leased premises, without being required to give notice thereof, with or without process of law; and the Lessee agrees that all provisions of law or ordinance applicable to such use shall be fully observed; and will not do, nor permit to be done, upon or about said premises, anything forbidden by law or ordinance, or the rules and regulations of the said Lessor, now in force or which may hereafter be adopted.

5. This lease is made by Lessor and accepted by Lessee with the distinct understanding that if the bills for annual rental shall not be paid within thirty (30) days after the presentation thereof to Lessee, such failure on the part of Lessee to pay such bills within the time specified (thirty (30) days from the date of the presentation thereof to Lessee), shall automatically operate as cancellation of this lease.

6. It is further agreed that if any fine, judgment, lien, penalty, or forfeiture, shall accrue upon said premises, to the damage or injury of the said Lessor, or to said leased property, then in that event the said Lessee does hereby agree to hold harmless the said Lessor and said leased property from any and all such liens, fines, damages, forfeitures, penalties, or judgments; it being the intent hereby that the Lessee at all times shall protect the Lessor and its property from any injury, damage or loss by reason of the occupation of said premises by the said Lessee, or from any cause whatsoever growing out of said Lessee's use of said premises.

Lessee further agrees to pay all taxes, general and special, assessments, license fees, or other charges that may be levied or assessed upon the leased premises and upon any and all improvements that may be placed upon said leased premises by the Lessee or against the Lessor by reason of the use of the said premises by the Lessee.

8. The Lessee further agreed to keep said premises, and all buildings thereon, in a neat and orderly condition, and to cover all such buildings with at least one coat of mineral paint, of Lessor's standard color, whenever required so to do by the Lessor, and further agrees that no signs or advertisements of any description shall be permitted to be painted or posted upon any of said buildings, or about said premises, other than such as shall be approved by the Lessor, and the Lessee further agrees to place upon all buildings or structures erected upon the said premises a sufficient number of "Post no bills" signs