

reasonable wear and tear thereof excepted, during the term of this Lease.

The Lessor covenants and agrees with the Lessee that the Lessee shall have sole access to the property leased hereunder save and except that the Lessor shall have access to said premises and property at reasonable times for the purposes of inspecting the same.

The Lessor further covenants and agrees with the Lessee that Lessee shall use any mining methods he deems advantageous in the operation of said mine.

The Lessor hereby grants to the Lessee an option to renew this Lease for an additional period of ten years upon the same terms and conditions as are herein granted upon the condition that Lessee shall serve written notice of his intention to so renew said lease upon the Lessor within 90 days of the expiration of the term herein granted.

The Lessee covenants and agrees to work said mine in a workmanlike manner and in the event that he fails to do so or to keep any of the covenants and agreements herein contained, then the Lessor, at his option, may terminate said Lease upon giving the Lessee 30 days written notice of his intention to do so and in the event that Lessee finds it unprofitable to operate said mine under the terms of this Lease, then Lessee shall service written notice upon Lessor of his intention to terminate said Lease and said Lease shall become null and void THIRTY (30) days after service of said written notice upon the Lessor.

Lessee agrees to pay all personal property tax, and excise tax, also, real property tax not to exceed \$100.00 per year, and sales