

survey by a licensed or registered professional engineer or surveyor, showing elevations of property and corners marked with concrete monuments, upon receipt of which the lessee shall have a reasonable time in which to examine the title and, upon completion of title examination, if title is found satisfactory, shall tender the purchase price to lessor, and lessor, at time of such tender, shall deliver to the lessee a good and sufficient warranty deed conveying the premises to the lessee free and clear of all encumbrances (including, without limiting the foregoing, the rights of dower and/or courtesy).

(10)- Application of Option Purchase Price. In event accruing rentals are insufficient to reimburse lessee for expenditures made by lessee hereunder, and in event lessee exercises the option to purchase the demised premises, lessee may apply such part of the purchase price as is necessary to (a)-completely reimburse itself for such expenditures and (b)- pay any other indebtedness of lessor to lessee, together with interest at six per cent.

(11)-Holdover. If, at the expiration or termination of this lease or any extension thereof, lessee should hold over for any reason the tenancy of lessee thereafter shall be from month to month only and be subject to all other terms and conditions of this lease, in the absence of a written agreement to the contrary.

(12)- Assignment and Sub-letting. Lessor consents that lessee may assign or sub-let the premises provided that lessee shall remain liable to lessor for the performance of all of the terms hereof.

(13)- Notice. Notices from lessee to lessor shall be sufficient if delivered to lessor, or if placed in the United States Mails addressed to the address shown in this lease. Notices from lessor to lessee shall be sufficient if posted in the United States Mails, postage prepaid, addressed to the lessee's principal place of business as shown in this lease.

(14)- Approval and Signing by Lessee. This agreement, whatever the circumstances, shall not be binding on the lessee unless and until approved and signed on its behalf by an Executive Officer, Manager (Sales Department), Assistant Manager (Sales Department) or Manager, Real Estate Division.

(15)- Successors and Assigns. This agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors or assigns.

(16) Renewal Option. In consideration of this lease and other good and valuable considerations, lessor hereby grants to lessee the right and option to renew and extend this lease at the expiration of the term hereinabove set forth for an additional period of five (5) years upon the same terms, covenants and conditions and options as set forth herein.

And in the event lessee exercises the option as set forth in the preceding paragraph, lessee shall then have the right and option to renew and extend this lease at the expiration of the first five (5) year renewal and extension period for a second and additional period of five (5) years under the same terms, conditions and covenants and options as originally set forth herein.

Lessee's notice of election to renew and extend this lease pursuant to either of the two options granted in the preceding paragraphs shall be sufficient if deposited in the U. S. mail, postage prepaid and addressed to lessor at the address shown in this lease at least 30 days prior to the day on which the option period expires.

(17) Lessor agrees to deliver to lessee within a reasonable time a complete, certified abstract of title to date of delivery thereof, showing a good and merchantable