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notice or demand, enclosed in a sealed post-paid envelope, by registered mail, addressed to the Lessor or the Lessees, as the case may be, at the address designated at the beginning of this agreement, shall be sufficient notice or demand in any case arising under this agreement.

12. The waiver by either party as to the breach of any covenant or condition to be performed by the other, or the failure of either party to insist upon strict performance of any covenant or condition by the other to be performed, shall not be deemed to abrogate such covenant or condition nor be deemed as a waiver of any continuing or subsequent breach thereof, but such covenant or condition shall continue and remain in full force and effect.

13. The covenants and conditions herein contained shall be binding upon and enure to the benefit of the respective parties hereto, their heirs, personal representatives, successors and assigns.

14. The Lessor does covenant and agree that upon payment of the rents by the Lessees as provided herein and upon due performance by the Lessees of the covenants and conditions by it to be performed hereunder, the Lessees shall and may peaceably and quietly have, hold and enjoy the demised premises for the term herein granted without molestation or hindrance on the part of the Lessor or any other person or persons whomsoever.

15. The Lessees understand that they are not to sublease this building at any time.

16. The Lessees shall have the option to renew this lease for an additional term of two years at a rental to be mutually agreed upon between the Lessor and the Lessees, provided the said Lessees shall give to the Lessor at least sixty days written notice prior to the termination of this lease, of their intention to exercise of renewal and provided further that the rental for such renewed term is agreed upon at least thirty days before the expiration