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If this option is exercised the Lessees shall have the right to lease the premises for an additional five (5) years at a rental of not more than Three Hundred and no/100 (\$300.00) Dollars per month.

The Lessees shall notify the Lessor, in writing, at least thirty (30) days in advance if they desire to renew their lease during any one of these periods.

In the event the partnership is dissolved either partner may substitute himself for the partnership in this lease.

In the event the Lessees should become past due over thirty (30) days the Lessor may, at its option, either declare the lease terminated and all amounts due under this lease payable or may consider the lease still in force and effect and sue for any or all installments.

The Lessor further covenants and agrees that it will provide to the Lessees adequate heat and air conditioning at all times and that it will supply the water and electric current necessary for the Lessee.

It is provided that if, under the provisions of this lease, default be made and a settlement had thereupon it shall not constitute a waiver of any of the covenants herein contained nor of any subsequent breach or breaches thereof nor of the lease, itself.

And provided, further, that no waiver of one breach of any covenant herein contained shall be construed as a waiver of the covenant itself nor any subsequent breach thereof, nor of this lease.

And provided, further, that the Lessor shall have the right at all reasonable times to inspect the premises and to make needed repairs.