

-13-

It is agreed that lessee may make such additions, alterations, replacements, and improvements upon the buildings and equipment on said premises as to it shall seem best for the conduct of its business, or for the use of said premises for any purpose authorized hereunder. All of said alterations and improvements shall be made at the expense of the lessee, and without obligation upon the lessor.

-14-

It is agreed that any and all equipment or trade fixtures installed or located upon the leased premises by Lessee at any time shall be considered the personal property of Lessee and may, at any time, be exchanged, removed, or sold by Lessee without restriction; and the Lessee may enter upon said premises at any time prior to or within ten days (10) after the expiration of this lease or extension thereof for the purpose of removing any or all of its property or fixtures located on said premises.

-15-

Lessee shall have the right and privilege to cancel and terminate this lease at the end of the third year of the term thereof or at the end of any year of said term thereafter by paying for lessor's account to the holder of lessor's note referred to in Paragraph 17 hereof 100percent of the then unpaid balance of the face amount of said note less the unearned interest at that date, provided that lessee shall give lessor written notice of its intention so to do thirty (30) days in advance; and if this lease is so cancelled and terminated, lessee shall deliver to lessor a legally sufficient partial release of any and all mortgages, Deeds of Trust, bonds and other instruments given by lessor to lessee to secure the payment of said note to the extent of such percentage of such balance less unearned interest.

-16-

Should lessor receive a bonafide acceptable offer for the sale of said premises, said offer shall first be communicated to lessee, with an option to buy said premises at the price offered, and lessee shall have thirty (30) days after receipt of said notice in which to decide whether or not it desires to buy said premises at the price offered. Should lessee elect to purchase said premises, written notice of such decision shall be given to lessor prior to the expiration of said thirty (30) day period, and upon written notice to lessor by lessee that the latter will exercise its option to purchase, subject to good marketable title and the ability of lessee to obtain all desired building or construction permits, lessor agrees immediately to satisfy and discharge any existing mortgages, liens, taxes or other encumbrances against the premises and to furnish at lessor's cost a complete Abstract of Title brought down to date of purchase, together with an opinion of title by a competent attorney, both of which shall show the premises free and clear of all encumbrances whatsoever with good marketable title in lessor. In case of purchase by lessee, lessor agrees to pay outstanding special assessments, whether matured or maturing in the future, and also agrees to pay all regular taxes, levied or to be levied, for the period up to and including the date of purchase by lessee even though said taxes are not payable until some future date. Upon the receipt by lessee of said Abstract of Title and Opinion of Title, the lessee shall have sixty (60) days in which to approve title and if same is satisfactory to lessee, then lessor agrees to execute and deliver to lessee by Warranty Deed a good marketable title to said premises and to deliver possession of said premises in substantially the same condition as on the day the lease became effective, and simultaneously therewith the lessee agrees to deliver to lessor in cash the purchase price. If the title to the premises is

Handwritten initials:
 F. J. J.
 608