

Twenty-four Hundred Dollars (\$2,400.00) payable in twelve (12) equal monthly installments of Two Hundred Dollars (\$200.00) per month for the term of one (1) year, said rent shall be paid monthly in advance on or before the 1st day of each and every lease month during said one (1) year term.

4. It is agreed between the parties hereto that the Lessee shall have the option of continuing said lease from Midnight on the 30th day of November, 1953 until Midnight on the 30th day of November, 1957, a period of four (4) years, at a rental of Ninety-six Hundred Dollars (\$9,600.00), payable in forty-eight (48) equal monthly installments of Two Hundred Dollars (\$200.00) per month for the term of four (4) years; said rent shall be paid monthly in advance on or before the 1st day of each and every lease month during said four (4) year term. Likewise, it is agreed, the Lessee shall have the option of further continuing said lease from and after Midnight on the 30th day of November, 1957 until Midnight on the 30th day of November, 1962, a period of five (5) years, at a rental of Twelve Thousand Dollars (\$12,000.00), payable in sixty (60) equal monthly installments of Two Hundred Dollars (\$200.00) per month for the term of five (5) years; said rent shall be paid monthly in advance on or before the 1st day of each and every month during said five (5) year term.

5. The Lessee agrees that in the event they desire to exercise either or both of the options set forth in paragraph four (4) hereof, they shall give to the Lessor written notice of their intention to so exercise not later than thirty (30) days prior to the expiration of the then current lease term, and it is further agreed that all covenants, promises and agreements contained herein shall remain in full force and effect during the initial one (1) year term and during the four (4) and five (5) year terms mentioned in paragraph four (4).

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