

manner hereinafter set forth, to the following extent:

- (a) If the total cost of performing said work equals or is less than Seventy-five Hundred Dollars (\$7,500.00), the Lessee shall reimburse the Lessor the total cost of said work; or,
- (b) If the total cost of performing said work equals or is less than \$10,000.00, the Lessee shall reimburse the Lessor the sum of Seventy-five Hundred Dollars (\$7,500.00); or,
- (c) If the total cost of performing said work is in excess of Ten Thousand Dollars (\$10,000.00), the Lessee shall reimburse the Lessor the sum of Seventy-five Hundred Dollars (\$7,500.00) and, in addition, shall pay to the Lessor seventy-five percent (75%) of the excess over Ten Thousand Dollars (\$10,000.00).

Upon certification by the contractor of the completion of the work, the Lessee's share of the costs due unto the Lessor, as outlined above, shall become a liquidated obligation due by the Lessee to the Lessor, which obligation may, at the option of the Lessee, be paid in installments as hereinafter described.

9. In the event the Lessee and the Lessor agree upon the performance of the work described in paragraph eight (8) herein, or in the event actual performance is begun, this lease shall be automatically extended, without further action on the part of the parties hereto, for a period of ten (10) years from the date the contractor performing said work certifies the same to be complete, at a rental of Twenty-four Thousand Dollars (\$24,000.00) payable in one hundred and twenty (120) equal monthly installments of Two Hundred Dollars (\$200.00) per month for the term of ten (10) years. In addition to, but not as a part of, the monthly rental of Two Hundred Dollars (\$200.00) stipulated for the ten (10) year lease period, there shall be paid to the Lessor such sum or sums as may be necessary for the Lessee to pay his share of the costs of the work specified in paragraph eight (8) as amortized over the ten (10) year lease period; that is to say, the Lessee, upon certification by the contractor of the completion of the work specified in paragraph