

9. In the event that during the term of this lease or any renewal thereof, a bona fide offer for the purchase of the leased property (subject to this lease) is made to the Lessor and is acceptable to it, the Lessor will notify the Lessee in writing of such offer and the terms thereof. On receipt of said notice, the Lessee shall have a "first--refusal" option to purchase the leased property upon the same terms as offered to the Lessor, and may exercise such "first--refusal" option by giving to the Lessor written notice thereof on or before the expiration of ten (10) days from the receipt of the Lessor's notice as aforesaid.

10. In the event that either of the parties hereto shall fail to perform any covenant required to be performed by such party under the terms and provisions of this lease, including Lessee's covenant to pay rent, and such failure shall continue unremedied or uncorrected to the extent hereinbelow provided for a period of fifteen (15) days after the service of written notice upon such party by the other party hereto, specifying such failure, this lease may be terminated, at the option of the party serving such notice, at the expiration of such period of fifteen (15) days; provided, however, that such termination shall not relieve the party so failing to perform any covenant hereunder from liability to the other party for such damages as may be suffered by reason of such failure; and provided further that in the event more than fifteen (15) days are reasonably required to complete any such correction, no failure to perform the breached covenant will be deemed to have occurred if appropriate steps are taken within the fifteen (15) days' period to correct said failure and such correction is completed within a reasonable time thereafter.

11. At the expiration of the three (3) year term herein provided, or of any extension thereof in accordance with the provisions of Paragraph 8 hereof, the Lessee shall surrender possession of the leased property without any written notice or demand, in as