

6. It is understood and agreed that the lessor shall not during the term of this lease sell or otherwise dispose of the lot herein leased in whole or in part without giving to the lessee herein a 30 day option within which to purchase said property on the same terms and conditions as those on which the lessor is willing to make such sale to any other party. The lessor shall notify the lessee of said terms and conditions and submit any bona fide offer for sale which the lessor may have received and approved to the lessee who shall have the right within 30 days thereafter to purchase said property on the same basis whereupon the lessor shall give the lessee a good valid, general warranty deed conveying the property to him free from liens and encumbrances.

7. It is understood and agreed that if the lessee pays the rent herein provided and performs the other conditions herein required it shall be undisturbed in the use and occupancy of said premises for and during the term of this lease or any extension thereof. In the event, however, the lessee, its successors or assigns become more than 90 days in arrears with the rental required to be paid by the terms of this lease, then the lessor may give written notice to the lessee, its successors or assigns that unless such rental is paid at the expiration of 30 days from the delivery of such notice then they shall exercise the right and option to terminate the lease and require a surrender of the possession of the premises with the building situate thereon.

8. At the termination of this lease the lessee shall have the right to remove from the premises and the building any and all fixtures, equipment, appliances, lights, boilers, or other movable equipment placed in the building or about the premises by the lessee, its successors or assigns during the term of this lease.

9. The cost of the building to be constructed on the premises by the lessee shall be not less than \$2500.00, and same shall be maintained by the lessee and at the lessee's expense during the term of this lease or any re-