

the expiration of the original three-year term. Should the Lessee elect to exercise his option to renew this lease for an additional term of two years, and in the event the Lessor should effect a sale of the premises during such renewed term of two years, the sale may be made not subject to the renewed term but with the understanding that the Lessor agrees to give unto the Lessee at least ninety (90) days notice in writing of the effecting of such sale and the Lessee shall have protection in the use of the premises for a period of ninety (90) days from the actual closing of any such sale.

In the event the Lessee should fail to pay any installment of rent when the same shall have become due and payable or, in the event the Lessee should violate any of the terms and conditions of the lease, then the Lessor may, at his option, declare the lease terminated and re-enter upon and retake possession of the property.

It is further agreed that the Lessee may, at his own expense, level and grade the premises and if he so desires to re-surface it with crushed stone or blacktop or otherwise, and place a fence around the premises, all at his own expense, and at the expiration of the term or the renewal thereof, or at termination for any reason, the Lessee is entitled to remove the fence or to remove any other improvements which have been placed thereon.

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