

performs all the obligations contained herein and gives to the Lessor 90 days' written notice of its intention to exercise either or both of said options prior to the expiration of the original Lease on December 31, 1966 or prior to the expiration of the first option on December 31, 1972.

5. All buildings and improvements made on said lot are to become the property of the Lessor at the expiration of the original Lease.

6. In the event the Lessee exercises the first option herein granted to extend the period of this Lease for 6 years additional, the rental for said additional 6 year period will be \$250.00 per month, payable monthly in advance, and in the event the Lessee exercises the option for the 4 year additional period, the rental for said additional 4 year period will be \$300.00 per month, payable monthly in advance, and during the period of either or both of said extensions it will be the duty of the Lessor to pay all taxes and insurance assessed against said building as well as insurance premiums thereon.

7. The Lessee further agrees that should he, his heirs or assigns decide to sell the leased premises at any time during the period of the original lease or any extension thereof as herein provided for that the Lessee will be given 30 days notice in writing of any offer of purchase from any third party and that the Lessee herein shall have the refusal to purchase said property at the same price for a period of 30 days after receipt of such written notice of an offer by any third party and in the event said purchase not be consummated within the 30 days, then the Lessor shall have the right to convey the property to any acceptable purchaser, subject to the provisions of this Lease.

8. At the time of the expiration of the original Lease or any renewal thereof, the Lessee agrees to remove any portion of the building constructed by it across the 15 foot alley in the rear of said property and to place a new wall along the rear line of the property of the Lessor and restore to the Lessor all alley rights now owned by him. In the meantime, in the event the Lessee should acquire alley rights from the owner of the property lying

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