

- 5 -

to be purchased is attached hereto and made a part hereof.

If the above-mentioned purchase of said equipment and fixtures is effected, then at the final termination of this Lease as herein provided, the Lessor shall have a thirty (30) day option to purchase such equipment and fixtures from the Lessee hereunder at a price of Five Thousand and No/100 (\$5,000.) Dollars, less depreciation at the rate of Six Hundred (\$600.00) Dollars per annum, provided, however, that the minimum price for such equipment and fixtures shall be Twelve Hundred (\$1200.00) Dollars, irrespective of whether the depreciation at the time of sale exceeds said minimum price. Such option may be exercised by the Lessor by giving written notice thereof to the Lessee prior to the expiration of thirty (30) days from the date of final termination of this Lease.

(5) It is understood that the Lessee will use the leased property for the purpose of carrying on the business of James C. White Company in the manufacture and distribution of metal parts. The leased property will not be used for any other purpose without the prior written consent of the Lessor, which consent will not be unreasonably withheld. In using the leased property as aforesaid, the Lessee shall observe and comply with all laws, ordinances and regulations of the appropriate governmental or municipal authority applicable to the conduct or use by the Lessee of the leased property, and the Lessee shall hold the Lessor harmless from any liability attributable to damages to property or injury to persons occurring on the leased property or resulting from the use thereof by the Lessee.

(Continued on next page)