

lease terminated and take possession of the demised premises, and thenceforth hold the same free and clear from any claim or right of the Tenant, his heirs and assigns, (but with the right, nevertheless, of the Landlord to recover from Tenant any past-due rentals.)

RENEWAL
OPTION

12. Tenant shall have the privilege and option of renewing this lease for one successive period of ten (10) years at an annual rental of Two Thousand One Hundred (\$2,100.00) Dollars, payable One Hundred Seventy-five (\$175.00) Dollars per month in advance, and an additional five (5) year period at an annual rental of Two Thousand Four Hundred (\$2,400.00) Dollars, payable Two Hundred \$200.00 Dollars per month upon the same terms and conditions. Exercise of the first renewal option shall be made by written notice served by registered mail on Landlord six (6) months prior to the expiration of the initial term; exercise of said second renewal option may be made only in the event said first renewal option is exercised and by written notice served by registered mail on Landlord six (6) months prior to the expiration of said ten (10) year renewal term.

WARRANTY

13. Landlord warrants that as of the effective date of the lease, he is (or his successors will be) the sole owner of the demised premises in fee simple, free of liens and encumbrances (except zoning ordinances which will not prohibit the use of the premises for the aforesaid business), and that there are no restrictions applicable to this property which would prevent its use for commercial purposes.

QUIET
POSSESSION

14. Landlord shall put Tenant in possession of the demised premises and covenants and agrees that during the continuance of this lease Tenant shall have quiet possession and enjoyment of the premises.

ASSIGNMENT
OF LEASE

15. The Tenant is granted the right to assign this lease or sublet any part or all of the premises, provided, that at all times said premises are used for lawful purposes and that the Tenant remains liable for the performance of the terms and conditions of this lease.

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