

and during the continuance of this lease, LESSOR agrees not to convey or sell the demised premises or premises which include the demised premises without written notice to ATLANTIC of LESSOR'S intention to do so. To that end, LESSOR shall not convey or sell said premises except by binding written agreement, which agreement shall be expressly subject to ATLANTIC'S rights under this lease and all options herein contained. LESSOR shall notify ATLANTIC in writing of such proposed conveyance or sale and shall furnish ATLANTIC with a true and correct copy of the aforesaid written agreement. Thereafter ATLANTIC shall have an option for a period of two (2) months from the date of receipt of such written notification and copy, during which period ATLANTIC may determine and notify LESSOR in writing whether ATLANTIC desires to purchase said premises or premises which include the demised premises for the same price as set forth in said written agreement or to have the "Fair Market Value" thereof established as provided in Paragraph 14. If ATLANTIC elects to have said "Fair Market Value" established the time for settlement hereunder shall be governed by the provisions of Paragraph 14. If ATLANTIC does not so elect settlement shall be made within one (1) month after ATLANTIC gives LESSOR the written notice of election to purchase. On the settlement date ATLANTIC shall tender to LESSOR the purchase money; PROVIDED, HOWEVER, that ATLANTIC, at ATLANTIC'S option, may deduct from said purchase money all indebtedness, however incurred, then owing by LESSOR to ATLANTIC and LESSOR shall deliver to ATLANTIC a deed to such premises in accordance with the terms of said written agreement. In the event ATLANTIC shall fail to exercise the option to purchase herein granted, LESSOR shall be at liberty to conclude the sale or conveyance of said premises to the offering third party upon the terms of the agreement, copy of which was submitted to ATLANTIC, subject, nevertheless, to ATLANTIC'S rights under this lease and all options herein granted. Any failure of ATLANTIC to exercise the option herein granted, shall not rescind, abrogate, terminate, or suspend any of ATLANTIC'S rights under this lease nor any of the options granted in this or any other paragraph. This right and option shall run with the land and shall apply to all succeeding offers to purchase, whether made to LESSOR, or LESSOR'S successors in title.

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