

11. If at any time during the existence of this lease, the State, or any political subdivision thereof, shall assess and levy a tax or shall make an assessment or any kind upon the premises, the Lessee agrees to pay the same as part of the rental of the premises.

12. The Lessor hereby grants to the Lessee the option to renew the within Lease according to the same terms following the expiration of the initial lease period of twelve years for three successive periods of ten years each; provided, however, the rent for the first ten year period beginning October 1, 1973 for the premises shall be an annual net rental, payable monthly in advance on the first day of each month in equal installments, equal to 7% of the true and full value of the premises, exclusive of building and structures thereon. Provided, further, however, the rent for the premises for the second ten year period beginning October 1, 1983 shall be an annual net rental payable monthly in advance on the first day of each month in equal installments equal to 7% of the true and full value of the premises, exclusive of buildings and structures thereon. Provided, further, however, that the rental for the third ten year period beginning on October 1, 1993 shall be an annual net rental payable monthly in advance on the first day of each month, in equal installments equal to 8% of the full and true value of the premises, exclusive of building and structures thereon; provided, further, however, that the minimum annual rental during any of the three ten year periods set out above, shall not be less than \$2,060.85.

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