

tion to exercise this option shall be given in writing at least ninety (90) days prior to the expiration of the term.

4. If, at the expiration of the term of the lease, Lessee elects not to exercise its option to purchase the leased premises, then Lessee shall have the exclusive right and option of renewing the lease for three (3) consecutive terms of five (5) years each, under the same terms and conditions as provided for herein and at such rental as provided for hereinafter in Paragraph 5. Notice of exercise of any such option shall be given in writing ninety (90) days prior to the expiration of this lease or any extension thereof.

5. As rental for the premises, Lessee agrees to pay the sum of Three Hundred and no/100 (\$300.00) Dollars per month, payable in advance on or before the Tenth (10th) day of each month. Should Lessee elect not to exercise its option to purchase at the expiration of the term, then and in that event Lessee agrees to pay the sum of Three Hundred Fifty and no/100 (\$350.00) Dollars per month during each of the three (3) renewal terms provided for in Paragraph 4 above, which monthly sums shall be payable in the same manner as provided for herein.

6. Lessee agrees to carry such liability insurance as may be necessary for the protection of Lessor in connection with the occupancy of present existing improvements and during the construction and subsequent occupancy of, additional improvements, if any, placed on the leased premises.

7. Lessee may construct on the premises any additional improvements it may deem advisable and shall be responsible for the upkeep of such improvements, including all present existing improvements, during the term of this lease, and/or of the renewals thereof. All improvements shall be and become the property of Lessor upon the termination of the lease or any renewal thereof, as the case may be, unless the option to purchase is exercised as provided for in Paragraph 3, above.

8. Should any State, Federal or Municipal authority condemn any portion of said premises for public purposes, the rent

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