

additional term of Ten (10) years, but only upon the identical terms and conditions of the within lease with the exception, however, that the rental for the second Ten (10) year term, in the event the Lessee exercises its option, shall be ONE HUNDRED EIGHTY-FOUR THOUSAND EIGHT HUNDRED (\$184,800.00) DOLLARS payable One Thousand Five Hundred Forty and No/100 (\$1,540.00) Dollars monthly, in advance, on or before the first day of each and every month thereafter during the entire life of the renewal lease for Ten (10) years and provided further that in the event the Lessee exercises its option, it must do so by giving to the Lessor notice in writing at least three (3) months prior to the expiration of the original Ten (10) year term, which notice shall specify its election and option to renew the lease for the additional Ten (10) year term.

In the event the Lessee should fail to pay any installment of rental when the same shall have become due and payable, or, in the event the Lessee should violate any of the terms and conditions of this lease, then the Lessor may, at his option, declare the lease terminated and re-enter upon and retake possession of the property. It is further agreed that if the Lessee should vacate said premises during the continuance or before expiration or legal termination of this lease, without the written

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