

Lessee may terminate this lease upon giving Lessor thirty (30) days written notice of termination, in which event Lessee shall be relieved of all obligations under this lease, including all liability for rent from the date Lessee was prevented in any manner from conducting such business, and all rental obligations shall be adjusted between the parties as of such date. If, during the term of this lease, only a part of said premises be taken for public use under right of eminent domain, and if the remainder, in the opinion of the Lessee, is not suitable for its purpose, Lessee, at its option, may cancel and terminate this lease, but if it shall elect not to do so, the monthly rental thereafter to be paid shall be reduced by an amount which bears the same ratio to that herein provided for as the area taken bears to the total area prior to such taking.

11. The Lessor does hereby grant to Lessee one (1) separate and distinct option to renew this lease as follows:

(a) Lessee may renew this lease for an additional period of five (5) years. Said period commencing upon the date this lease terminates. All terms and conditions for this renewal period shall remain the same except that the rent shall be \$400.00 per month.

(b) In order to exercise such option the Lessee must give the Lessor written notice of its desire to renew this lease for such additional period on or before thirty (30) days preceding the termination date of this lease or of any extension hereof as provided herein. Such written notice shall be sent to Lessor by registered mail at his above named address or at such other place as Lessor may hereafter, in writing, designate.

This lease and all of its provisions shall inure to the benefit of and be binding upon the heirs, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have hereunto set their hands in triplicate, this 26 day of August, 19 63.

Witnesseth:

Walter Smead
Martha M. Cooper
D. C. Neale
R. J. Stouffer

Walter Smead
Lessor

The Southland Corporation

By: Jose V. Thompson
Lessee Vice Pres.