

mentioned at and for the rental during such renewal term of Two Hundred Seventy-Five Dollars (\$275.00) per month, payable in the same manner as provided in the aforementioned ten (10) year term.

If Lessee shall exercise the options herein granted to renew this Lease, or any of them, it shall do so by written notice to Lessors, as hereinafter provided, not less than sixty (60) days prior to the expiration of the extended term expiring October 31, 1973, or the expiration of the first or second renewal term of this Lease, as the case may be.

It is understood and agreed that in the event of the exercise by Lessee of the above renewal options, all of the other covenants, terms, provisions and conditions of this Lease shall remain in full force and effect during such renewal terms."

FIFTH: That said Lease is hereby amended by the incorporation of the following Paragraph VI (a):

"VI (a). Lessors hereby grant unto Lessee, its successors and assigns, the following options to purchase the demised premises:

(a) The right and option to purchase the demised premises at any time during the ten (10) year term commencing November 1, 1963 or at any time during the first and second five (5) year renewal terms, at and for the price of Forty-Two Thousand Dollars (\$42,000.00).

(b) The right and option to purchase the demised premises at any time during the third renewal term of this Lease at and for the price of Forty-Five Thousand Dollars (\$45,000.00).

(c) The further right and option to purchase the demised premises at any time during the ten (10) year renewal term commencing November 1, 1963 or any renewal term of this Lease at and for the price offered therefor by any responsible third party, which offer is acceptable to Lessors. Upon receipt of any acceptable offer, Lessors shall promptly notify Lessee in writing and Lessee shall then have thirty (30) days from such notice in which to exercise this option, said option to be exercised by written notice to Lessors as hereinafter provided.

(CONTINUED ON NEXT PAGE)