

for the use of said premises for any purpose authorized hereunder. All of said alterations and improvements shall be made at the expense of the lessee, without obligation upon the lessor.

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It is agreed that the lessee shall have the right to remove any or all of its equipment and trade fixtures from the premises at the expiration of this lease or sooner determination, or any extension thereof, and that it may enter upon said premises at any time prior to, or within ten (10) days after the expiration of this lease or any extension thereof, for the purpose of removing any of its property and equipment and fixtures located on said premises, said right being cumulative and in addition to any other rights of removal of its property lessee has under the terms of this lease.

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In consideration of One Dollar (\$1.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, lessor hereby agrees that should lessor at any time during the term of this lease or any renewal or extension thereof receive one or more offers to purchase the premises herein leased, and any such offer is acceptable to lessor, then lessor shall give lessee written notice of such offer, stating the name and address of the offeror and the price, terms and conditions of such offer, and the lessee, its successors and assigns, shall have an option to purchase the premises exercisable at any time within thirty (30) days after receipt of said notice at the price and upon the terms and conditions stated therein. Should lessee exercise its option to purchase, written notice of such decision shall be given lessor, subject to good marketable title and ability of lessee to obtain all desired building, construction or other necessary permits. Written notice of lessee to exercise its option to purchase shall be given lessor prior to the expiration of said thirty (30) day period. Upon written notice to lessor by lessee that the latter will exercise its option to purchase, lessee may immediately obtain a title insurance

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