

a period of thirty (30) days after written notice thereof has been given to Lessee by Lessor, or if the Lessee shall be adjudged bankrupt, or shall make a general assignment for the benefit of its creditors, or if a receiver of any property of Lessee in or upon the leased premises be appointed in any action, suit, or proceeding by or against Lessee and such appointment shall not be vacated or annulled within sixty (60) days, or if the interest of Lessee in the leased premises shall be sold under execution or other legal process, then and in any such event Lessor shall have the right to enter upon the leased premises and again have, repossess, and enjoy the same as if this lease had not been made, and thereupon this lease shall terminate without prejudice, however, to the right of Lessor to recover from Lessee all rent due and unpaid up to the time of such re-entry. In the event of any such default and re-entry, Lessor shall have the right to relet the leased premises for the remainder of the then existing term whether such term be the initial term of this lease or any renewed or extended term, for the highest rent then obtainable, and to recover from Lessee the difference between the rent reserved by this lease and the amount obtained through such reletting less the costs and expenses reasonably incurred by Lessor in such reletting. In the event that the amount obtained through such reletting, less the reasonable costs and expenses thereof, shall exceed the rent herein reserved, Lessor shall pay such excess to Lessee.

11. RENEWAL OR EXTENSION:

Lessee shall have the right to renew and extend the term of this lease for ~~three (3)~~ ^{three (3)} consecutive periods of ~~each~~ ^{each} ~~five (5)~~ ^{five (5)} years beginning upon the expiration of the initial term, provided that Lessee, at least ninety (90) days prior to the expiration of the initial term, gives Lessor written notice of its intention to exercise such right. Such renewed and extended term shall be at a rent of Seven Thousand, seven hundred (7700.00) annually

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