

obligations of the Lessee hereunder and without relieving the Lessee of its liability hereunder.

6. The Lessee shall use the demised premises for the purpose of operating thereon an automobile parts and equipment business, a machine and engine repair shop, and related activities.

7. The Lessor does hereby grant unto the Lessee the option to extend the term of this lease upon the same rental and provisions as contained herein for an additional period of five (5) years following the termination of the original term of this lease, provided the Lessee shall not be in default under any of the provisions of this lease, upon the Lessee's giving to the Lessor written notice of its intention to exercise this option at least two (2) months prior to the expiration of the original term of this lease.

8. In the event that the Lessor shall receive an offer to purchase the demised premises, the Lessor shall, before accepting such offer, immediately notify the Lessee by registered mail at the demised premises of the provisions of said offer, and the Lessee shall have the right to purchase the demised premises upon the same terms as contained in said notice, provided that the Lessee shall signify to the Lessor its willingness to do so within thirty (30) days after receipt of said notice. If the Lessee shall refuse to accept the terms thereof within the period stated, the Lessor shall then be at liberty to accept the offer stated in said notice. The Lessor shall convey said demised premises to the Lessee by good and sufficient warranty deed upon the Lessee's election to purchase said premises.

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