

such default does not interfere with the Lessee's use, occupancy and quiet enjoyment of the demised premises, then the Lessors shall have a reasonable additional time within which to cure such default.

Any fixtures which may be placed in or upon the property hereby demised by the Lessee are to remain its property, and it is to have the right to remove the same upon vacating the said premises.

The Lessee shall have the option to renew the term of this Lease for a five (5) year period, extending until August 31, 1976, for an annual rent of Two Thousand Seven Hundred (\$2,700.00) Dollars, upon the same terms and conditions as set forth in this Lease, by giving written notice to the Lessors of its election to exercise the option to extend the term of this Lease at least sixty (60) days prior to August 31, 1971, provided, however, the Lessors shall have the right to increase the annual rental for the extended term of the Lease by giving notice to the Lessee of such annual rental on or before August 31, 1970.

It is especially understood and agreed that any holding over or continued use and/or occupancy by Lessee, its successors and assigns, of the hereby leased premises after the expiration of this Lease, or any renewal thereof as hereinabove provided, shall operate and be construed as a renewal of this tenancy for a period of one month at the same monthly rate of rent and under the same conditions in force at the expiration of this Lease, or the expiration of any renewal thereof, as the case may be.

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