

improvements shall be completed on or before the 1st day of June, 1965. The Lessee shall have the right to eliminate any of the improvements to the land which the Lessee decides are unnecessary, but shall be liable for any expenses which the Lessor may have incurred prior to the Lessee giving notice.

The term of this lease shall begin upon the completion of the building and the improvements, less any improvements eliminated by the Lessee, all of said work having been done and performed in a proper and workmanlike manner, and possession of said premises delivered to the Lessee. The term of the lease shall continue for a period of ten (10) years from such date.

The Lessee shall have the right and option to renew this lease for two additional terms of five (5) years each by giving at least six (6) months' notice prior to the termination of each lease period, the expiration date being predicated from the date on which the lease is first operative as specified above. If the option or options are exercised, the terms of the renewal lease or leases shall be the same as those contained herein, with the exception of the monthly rental hereinafter provided. The monthly rental to be paid by the Lessee to the Lessor during a renewal of this lease shall be agreed upon by the parties hereto. Should the parties be unable to agree upon a monthly rental during any such renewal, the same shall be determined by three qualified appraisers, one selected by the Lessor, one by the Lessee, and the third by the two so selected.

Should the Lessee fail or decline to exercise its right and option to renew this lease, during the last six months of occupancy by the Lessee, the Lessor may advertise the premises for lease or sale and may show the premises to prospective Lessees or purchasers, provided the Lessor shall not interfere with the Lessee's use and occupancy of the premises.

2. In consideration of the use of said premises for said term and of the covenants and agreements herein contained, the Lessee shall pay to the Lessor a monthly rental of Two Hundred Ninety and No One-Hundredths (\$290.00)

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