

building consisting of approximately 7,500 square feet of floor space, including office space, together with accompanying facilities.

2. TERM: TO HAVE AND TO HOLD said premises unto the Lessee for a term of five (5) years beginning on the date the repairs and improvements hereinafter specified in paragraph 4 are completed satisfactorily by the Lessor upon said premises and terminating on a corresponding date five (5) years thereafter; the date on which the term hereof shall begin shall be endorsed hereon in writing and shall be signed by the parties hereto.

Subject to the provisions of paragraph 6, the Lessee, at its option, may extend the term of this lease for an additional period of five (5) years by giving to the Lessor written notice of its intention to do so at least ninety (90) days prior to the end of said five-year term. The extended term hereof shall be upon the same terms and conditions as herein expressed.

3. RENT: The Lessee agrees to pay to the Lessor as rent for said premises, the sum of Five Hundred Fifty Dollars (\$550.00) per month, payable in advance on or before the tenth day of each month during the term hereof; in the event the term of this lease shall not begin on the first day of a month, the first and last rental installment payments shall be prorated according to the number of days in each of said months to which the term hereof shall apply.

4. LESSOR'S REPAIRS AND IMPROVEMENTS: As a

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