

automatically terminate, without further notice or action, and that LESSORS may immediately enter into full and complete possession of the premises and may remove therefrom, at their option, any property located in the building or area herein leased.

(10) It is understood and agreed that the LESSEES shall have a right of option to renew this lease for an additional period of five (5) years upon the same terms and conditions as contained in this instrument, PROVIDED HOWEVER, the LESSEES notify the LESSORS, in writing, at least ninety (90) days prior to the end of the original term of five (5) years.

(11) LESSORS also lease to LESSEE the dry cleaning equipment located on the said premises for the term of this lease, including any extensions thereof, until terminated, at a rental of Two Hundred Four Dollars and Forty-Three Cents (\$204.43) per month until March 11, 1973, and Two Hundred Four Dollars and Forty-Three Cents (\$204.43) per year thereafter.

(a) Such rental payments shall be paid to COKER & COKER & COKER LEASING ASSOCIATES, INC., who are the owners thereof and from whom the said equipment is leased by the LESSORS herein,

(b) Default for 30 days in the payment of rent for such equipment shall be considered a breach of the entire lease agreement, and entitle the LESSORS to any remedies they would have in the event of default in the payment of rent for the premises,

(c) LESSEE shall pay all taxes, licenses, and liability and hazard insurance on such equipment, and shall furnish LESSORS with proof thereof. Insurance shall be carried in the same amounts that LESSORS presently carry.

(12) All laundry, dry cleaning, and other equipment of any nature whatsoever located on the said premises shall stand as security for the performance of this lease, and upon default of any provision herein LESSORS may terminate this lease and the equipment lease contained herein, enter upon the said premises, and apply such equipment to the payment of all past and

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