

ARTICLE X
Waivers

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No waiver of any condition or covenant of this lease by either party hereto shall be deemed to imply or constitute a further waiver by such party of the same or any other condition or covenant.

ARTICLE XI
Insurance

LESSEE shall during the term hereof keep in full force and effect public liability insurance with respect to the leased premises and the business conducted by LESSEE therein in which limits of liability shall be not less than \$100,000 for bodily injury including death to one person and \$300,000 for bodily injury including death to two or more persons in one accident, and \$25,000 for damage to property.

LESSEE agrees to carry or cause to be carried fire and extended coverage insurance during the term of this lease covering the buildings and improvements now located or hereafter erected on said property, to the extent of their full insurable value (revised annually) and naming the LESSOR as an additional insured.

Anything herein to the contrary notwithstanding, LESSOR agrees that LESSEE may include the building and improvements on the leased premises under a blanket insurance policy which contains a deductible clause with respect to each location included in such policy and LESSEE agrees in the event of a loss to promptly pay over to LESSOR such sum as may be necessary so that LESSOR will receive in the aggregate the same amount it would have received had the deductible clause not been included in such policy.

ARTICLE XII
Option to Extend

LESSOR hereby grants and conveys unto LESSEE the right and option to extend this Lease for an additional term of five (5) years after the expiration of the primary term hereof. This option shall be deemed to have been exercised unless LESSEE shall, at least ninety (90) days prior to the expiration of the primary term furnish LESSOR with written notice of its intention not to extend same. If said option is exercised, said extended term shall be upon all the same terms and provisions contained herein.

ARTICLE XIII
Option to Purchase

LESSOR hereby grants and conveys unto LESSEE the exclusive right and option to purchase the leased premises upon the following terms and conditions:

- (a) This option may be exercised at any time during the primary term hereof or at any time during any extension or renewal of this lease. In addition to any other method, said option may be exercised by written notice deposited in United States mail, bearing adequate postage and addressed to LESSOR at the address shown herein or to such other address which may have been subsequently furnished to LESSEE by written notice of the LESSOR.

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