

2. Lessee shall pay to Lessor an annual rental of Six Thousand Five Hundred (\$6,500.00) Dollars, payable in monthly installments on the first day of each month, commencing September 1, 1969.

3. The premises shall be used by Lessee for a commercial branch bank.

4. Lessor gives and grants unto Lessee the exclusive right and option to lease the within described premises for an additional period of twenty-five (25) years at the termination of the first twenty-five (25) years for a consideration of Twelve Thousand (\$12,000.00) Dollars per year in accordance with the terms and conditions of the within Lease. In the event the within Lease is renewed by Lessee for an additional twenty-five (25) year period, or upon Lessor's death, Lessor gives and grants unto Lessee an option to purchase the within described property at any time during the term of the second twenty-five (25) year lease period or upon Lessor's death, whichever comes first, for a consideration of One Hundred Fifty Thousand (\$150,000.00) Dollars, or the then appraised fair market value of the property at the time of exercise of said option, whichever shall be the greater.

5. Lessee shall pay or cause to be paid all taxes on the land leased, and on any improvements constructed thereon.

6. Lessee shall pay for all insurance maintained on any improvements constructed on said premises, and Lessee agrees to keep any such improvements insured against fire and extended coverage hazards at the actual cash value of such improvements and agrees to repair or rebuild such improvements in the event of damage or destruction of same by a risk insured against.

7. Lessee shall have the right to construct buildings or other improvements on said premises and at the expiration of this Lease or upon the cancellation thereof by reason of default of the Lessee, any buildings and