

building. Any such conveyance shall also include any areas of real estate which might be covered by any part of the subject building or over which any part of the building might extend, including any areas to the side of Unit # 1 occupied by any outbuilding or equipment necessary or desirable to the operation of the business conducted within the building, whether or not such areas are contained within the area described as being subject to this lease.

9. The Lessee does hereby covenant and agree that it will not assign this lease nor sublet the premises nor any part thereof without the written consent of the Lessor, which consent shall not be unreasonably withheld.

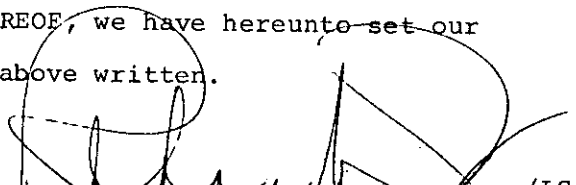
10. Lessee hereby covenants and agrees that it will assume the responsibility for all property taxes which might be attributable to any increase in millage or tax rate above the 1970 tax rate and any increase in valuation which might be attributable to any improvements erected by the Lessee or attributable to the use of the property by Lessee.

11. The Lessee shall have the right and option to renew this lease for an additional term of five (5) years upon the same terms and conditions as contained herein except that the purchase option shall not be extended beyond the term of the original lease and the rental amount shall be increased by ten per cent (10%). This option may be exercised by notice to the Lessor not less than thirty (30) days prior to expiration of the term of this lease.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on the date first above written.

Witnesses as to Lessor:

Conrad A. Wane  
Fred W. W. [Signature]

  
R. V. CHANDLER, TRUSTEE, LESSOR (LS)

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