

(d) The tenant shall pay such current damages (herein called "deficiency") to the landlord monthly on the days on which the rent and additional rent would have been payable under this lease if this lease were still in effect, and the landlord shall be entitled to recover from the tenant each monthly deficiency as such deficiency shall arise.

An important part of the benefits which Enro expects to receive from this transaction is the acquisition by Enro of the labor force now working at the premises. Shore, its officers, directors, key employees and assigns agree and covenants to do nothing, directly or indirectly, to hinder, prevent or frustrate the fulfillment of this expectation. Shore will not in any manner solicit members of said labor force to work elsewhere, and to the extent requested by Enro shall reasonably assist Enro in soliciting members of the labor force.

The tenant shall have the option, to be exercised by it in writing not later than October 1, 1974, to renew this lease for one additional term of five years, to begin on June 1, 1975 and to terminate on May 31, 1980, upon the same rents, terms and conditions; except that the tenant shall further pay the difference (if any) between the ad valorem property taxes for the year 1974 and the ad valorem property taxes for each subsequent year of the term, such payment to be prorated for the first and last calendar year of the additional five year term.

The tenant shall have the option, to be exercised by it in writing not later than October 1, 1974, to purchase the leased premises on June 1, 1975, for a price of Three Hundred Thousand (\$300,000.00) Dollars. If such option be exercised the landlord shall, upon notice by tenant convey good and marketable fee simple title by warranty deed to the premises simultaneously with payment by tenant, free of any liens

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