

1. Lessee shall have the option to extend the terms of the within Lease from and after Oct. 2, 1971 for a period of Five (5) years, provided that should Lessee elect to exercise its option, they will give written notice to Lessor of their intention to extend prior to April 1, 1976.

2. If Lessee shall notify Lessor its intention to extend said Lease further, they may do so for an additional five (5) years by likewise notifying Lessor of same after January 1, 1981, but prior to April 1, 1981.

Rental Reserve:

1. For the first two (2) years of said Lease, Lessee, will in addition to the improvements to be made at their expense, as more particularly set forth hereinafter, pay a weekly rental of One Hundred and 00/100 (\$100.00) Dollars, payable Monday of each week for a period of two (2) years. The first four (4) weeks rental in the amount of Four Hundred and 00/100 (\$400.00) Dollars and the final four (4) weeks rental in the amount of Six Hundred and 00/100 (\$600.00) Dollars have been paid in advance upon execution of this Lease and the fifth's week rental in the amount of One Hundred and 00/100 (\$100.00) Dollars shall be due and payable on Monday, November 1, 1971. Weekly rental shall continue on the like day of each week thereafter for the term of this Lease.

The next three (3) years, the weekly rental shall be One Hundred Fifty and 00/100 (\$150.00) Dollars.

2. Should Lessee elect to exercise the above option, the rental reserve for the first five (5) year option shall be at the rate of Two Hundred and 00/100 (\$200.00) Dollars per week.

Should the Lessee notify the Lessor of their intention to elect the second five (5) year option period, it is understood and agreed that the rental for said five (5) years will be subject to negotiations between the parties to be completed between January 1, and April 1, of 1981.

3. Lessor has, by separate Bill of Sale, conveyed to the Lessee herein all merchandise, inventory and stock located in said Restaurant.

Similarly, Lessor does hereby lease for the term of this Lease, all silverware, dishes, pots and pans presently located in the building and any equipment not set forth in the equipment list above for the sum of Six Hundred and 00/100 (\$600.00) Dollars, with the provision that as to these small items, the inventory of same during the entire period of the Lease shall be maintained in amount and quality to a degree reasonably needed to continue the operation of said Restaurant. At the time of the surrender of said Restaurant, these items shall be returned with the building in sufficient quantity to continue uninterrupted the operation of the business.