

(10) In the event the Lessee shall fail to comply with the terms of this lease, or shall abandon the above described leased premises and building, the Lessor shall have the right to terminate this lease and to re-lease said property to his best advantage, with the further right to hold the Lessee for the difference in the new rent and liquidated damages.

(11) In the event the Lessee shall fail to comply with the terms of this lease or shall abandon the above leased premises, the Lessee will leave all permanent fixtures on said leased property and the Lessor shall have the right to release said property to his best advantage. The Lessee agrees to maintain all policies of insurance on the leased property and the building and in such amounts as the Lessee deems necessary.

(12) It is agreed by and between the parties hereto that at the expiration of this lease, ten (10) years from the date shown above, the Lessee shall have the following options:

(a) To renew the lease for an additional ten (10) years for a yearly rental of Eight Hundred and No/100ths (\$800.00) Dollars; however, said Eight Hundred and No/100ths (\$800.00) Dollars shall be adjusted to a price based on the then government cost of living index. This year's cost of living index being One and No/100ths (\$1.00) Dollar for 1971 equals One Dollar (\$1.00).

(b) The Lessee shall have the option to purchase the demised premises at a price of Eight Thousand and No/100ths (\$8,000.00) Dollars per acre, and the said price is also to be based on the government cost of living index as provided hereinabove in Item "12", Section "A".

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