

value of said premises for the residue of said term.

8) All movable equipment and trade fixtures which shall be placed or installed in or about the premises by the Lessee shall remain the property of the Lessee and Lessee shall have the right to remove same at termination of this lease, provided that Lessee shall not be in default hereunder, and provided further that Lessee shall repair or reimburse the Lessor for the cost of repairing any and all damage resulting to the demised premises from the removal of such equipment.

9) All times and notices required herein are to be construed strictly and it is understood by and between the parties hereto that time is of the essence.

10) The Lessee shall have an option for an additional two (2) years period beginning March 1, 1974, until February 29, 1976. The Lessee shall notify the Lessor by writing sixty (60) days prior to the expiration of this lease if he is to exercise said option. That all the conditions of this lease shall be binding upon the option with the exception that the rent shall change from Two Hundred Dollars (\$200.00) per month to Two Hundred Thirty Dollars (\$230.00) per month.

11) The covenants and agreements herein contained shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Lease, the day and year first above written.

IN THE PRESENCE OF:

[Signature]
Andrew L. Leventis Jr.
[Signature]
Andrew L. Leventis Jr.
As To Lessor

[Signature]
PATRICIA KONDUROS, LESSOR
ADMINISTRATRIX OF THE ESTATE OF
SAM KONDUROS
[Signature]
MRS. GEORGE P. MANOS, LESSOR

[Signature]
[Signature]
[Signature]
JAMES CONITS, LESSEE