

Agreement, said "Tenant" must notify the "Landlord" in writing Sixty (60) days, in advance during the first through the fifth year of the Lease Agreement. Said "Tenant" must give the "Landlord," sixty (60) days written notice if the said "Tenant" intends to exercise its five-year renewal option prior to the fifth year Lease Agreement Expiration. The "Landlord" shall not have the right to sell or assign any part of its interest in said premises during the duration of the first five years of this Lease Agreement and hereby agrees to deliver the "Tenant" "full and proper marketable" title to said premises in the event it exercises its option to purchase during the first five years of the Lease Agreement.

ALTERATIONS  
BY TENANT

The "Tenant," at its own expense, shall have the right to make such repairs, improvements, changes and alterations in and to the "demised premises" including the building (home), surface-treating for at least eight properly marked parking places in accordance with the City requirements, as it shall deem necessary or desirable in its use and occupancy of the "demised premises"; provided, however, that the "Tenant" shall not without the prior written consent of the "Landlord" alter the front of the building (home) or the architectural design of the premises or make any structural alterations of the "demised premises," or make any repairs, improvements, changes or alterations which might result in excessive use of overload to the mechanical facilities, such as plumbing, heating, electrical wiring and air conditioning. The "Tenant," at its own expense, shall have the right at any time to remove all or any part of any shelving, fixtures and other equipment brought by it onto the "demised premises," whether or not attached to the "demised premises"; but the "Tenant," at

*M.M.K.*  
*J.D.*  
*J.S.B.*