

This option may be exercised by giving written notice no later than thirty (30) days prior to the end of the current lease term.

V.

Lessor may card premises "For Rent" or "For Sale" thirty (30) days before the termination of this lease. Lessor may enter the premises at any reasonable hour, to exhibit the same to prospective purchasers; and to make repairs required of Lessor under the terms hereof.

VI.

Should the improvements on the premises herein leased be partially damaged by fire or otherwise, or by reason thereof, at any time during the term hereof or renewal hereof, Lessee shall give immediate notice thereof to the Lessor, who shall thereupon cause the same to be promptly repaired. A reduction of rent, proportionate to interference to occupancy and use shall be allowed the Lessee during the time necessary to restore said premises or make the necessary repairs, as the case may be.

In case the improvements on the premises hereby demised shall be damaged by fire or otherwise to the extent of seventy-five (75%) percent or more of the entire improvements constituting the premises, and the Lessor shall decide not to restore the same as at the time of beginning this lease, then upon notice by the Lessor of its decision to terminate, this lease shall cease and rent shall be paid up to the time of such damage or of such termination and no longer.

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