

All proceeds of such insurance in case of loss or damage shall be used toward the full compliance with the obligation of Landlord assumed under the above paragraph captioned "Damage Clause" to the extent that such proceeds are required for such purpose, and any balance of such proceeds shall be released to Landlord.

OPTION TO EXTEND. Tenant shall have the option to extend the initial ten (10) year term of this lease for an additional period of five (5) years upon giving Landlord written notice of such intention at least ninety (90) days in advance of the expiration date of said initial term. In the event Tenant exercises this option to extend, the rental for said additional five (5) year term shall be Twenty Thousand Three Hundred Ninety-Eight and 40/100 (\$20,398.40) Dollars per annum, payable in equal consecutive monthly installments of One Thousand Six Hundred Ninety-Nine and 86/100 (\$1,699.86) Dollars per month, commencing on the first day of said extended five (5) year term.

RIGHT OF WAY. That Landlord grants to the Tenant the continuous right to use any rights of way owned or controlled by the Landlord or the use of which the Landlord has a right to grant to the Tenant which are in use on the date of the execution of this lease leading to and from any rear, front or side entrances to the demised premises, and the right to the use of any right of way or alleyway either on or adjoining the premises of which the herein demised premises are a part or the whole, the use of which the Landlord has a right to grant to Tenant or which the Landlord owns or controls.

TAXES. That as a part of the consideration of this lease, Landlord shall pay all real estate taxes, and make all payments on account of assessments against the demised premises for local improvements, which may be levied or assessed against the demised premises and which become payable during the term hereof, when they shall respectively become due and payable.

ALTERATIONS. That Tenant shall have the right and privilege at all times after delivery of possession of the premises to Tenant to make, at its own expense, such changes, improvements, alterations and additions to the demised premises as Tenant may desire. Any changes, improvements, alterations and additions made by Tenant and permanently affixed to the premises shall upon surrender of the premises by Tenant at the conclusion of this lease and any extension thereof, become the property of the Landlord and shall be considered as a part of the herein demised premises.

CONDEMNATION. If the leased premises or a substantial part thereof so as to render the remainder unsuitable for the purposes of the Lessee are taken under the power of eminent domain, then this lease shall terminate from the date possession of that part which must be surrendered to the condemning authority and each party shall look to the taking authority for compensation for any and all damages, loss or injury that it may suffer as the result of such taking. If such taking shall not render the premises unsuitable for the purposes of the Lessee, a just proportion of the rent shall be abated and this lease shall continue in full force and effect. Any award or damages for any taking under such power shall be paid to the Lessor, and both the Lessor and Lessee shall be entitled to a just proportion of any award for such taking.

Provided further, Tenant covenants and agrees that it will not at any time during the life of this lease or any renewal thereof