

SECTION 30. Partial Invalidity: If any term, covenant, condition or provision of this lease or the application thereof to any person or circumstance shall, at any time or to any extent, be invalid or unenforceable, the remainder of this lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term, covenant, condition and provision of this lease shall be valid and be enforced to the fullest extent permitted by law.

SECTION 31. Short Form Lease: The parties will at any time, at the request of either one, promptly execute duplicate originals of an instrument, in recordable form, which will set forth each and every provision of the within lease excepting the rental provisions.

SECTION 32. Renewal Option: Tenant shall have the option to extend this lease for an additional term of ten (10) years at an annual base rental as set forth in said Indenture of Lease. Said option shall be exercised by written notice from Tenant to Landlord no less than one hundred twenty (120) days prior to the expiration of the original term of this lease. In the event of the exercise of said option, all terms and conditions of the within lease shall remain in full force and effect.

SECTION 33. Right of First Refusal: If at any time during the term of this lease, Tenant shall receive a bona fide offer from any person or corporation to (a) purchase the building situated on the premises, and/or (b) purchase the leasehold interest of Tenant hereunder, Tenant shall notify Landlord in writing of the purchase price and terms and conditions of such offer and Tenant's intention to accept the same. Landlord shall have the right within thirty (30) days to accept the terms and conditions in writing and within thirty (30) days thereafter to purchase the building or leasehold interest of Tenant in its own name for the gross purchase price and on the terms and conditions specified in such notice from Tenant to Landlord. If Landlord shall not so elect within the said period, Tenant may then sell the building or its leasehold interest hereunder to said buyer provided the said sale is on the said terms and conditions and for the price set forth in the said notice sent to Landlord. The provisions of this Section 33 shall not apply to transfers between Tenant and corporations controlled by it, but this right of first refusal shall remain in effect after any such transfer. In the event Landlord fails to execute the aforesaid right of first refusal in connection with a proposed sale of the building or the leasehold interest of Tenant hereunder, then such right shall be extinguished upon the consummation of said sale; provided, however, if such sale is not consummated, the right of first refusal shall remain in effect; provided, however, the provisions of the within paragraph shall be deemed null and void and of no further force and effect upon foreclosure of any mortgage by leasehold mortgagee or upon any assignment in lieu thereof.

SECTION 34. Tenant's Right to Purchase Premises: If at any time during the term of this lease, Landlord shall receive a bona fide offer from any person or corporation to purchase its fee interest in the premises, Landlord shall notify Tenant in writing of the purchase price and terms and conditions of such offer and Landlord's intention to accept the same. Tenant shall have the right within thirty (30) days to accept the terms and conditions in writing and within thirty (30) days thereafter to purchase Landlord's fee interest in the