

As consideration in and for the above described property, the Lessee agrees to pay to the Lessors the total sum of Two Hundred Sixty-six and 66/100 (\$266.66) Dollars each and every month, for and during the duration of this Lease, said rental consideration payments shall be due and payable in advance, commencing on the first day of March 1976, and each and every month thereafter during the term of this Lease. It is further understood and agreed that in the event the Lessors are to sell a portion of this property as leased to Lessee, the rental consideration herein stated shall be reduced at a figure to be agreed upon at the time or prior to such sale and at the time Lessee releases said property from this lease.

IV.

In and for an additional consideration of one (\$1.00) dollar, paid by the Lessee to the Lessors at the time of execution of this instrument, receipt being hereby acknowledged, the Lessors do hereby grant and give to the Lessee the right and option to extend the exact terms and conditions of this lease for an additional five (5) year period running from March 1, 1981, to March 1, 1986, provided the Lessee acknowledges its desire in writing to exercise this option at least thirty (30) days prior to the termination of this lease. It being expressly understood and agreed between the Lessors and the Lessee that said option would be equivalent to and the same as this lease in connection with terms, conditions, rent, and property as herein stated and described.

V.

It is further agreed between the parties hereto that the Lessee shall have the right to make any additions to said building, situated on said property, and to make any alterations, if any be necessary, for the Lessee to carry out the process of its business, and even to demolish or destroy any existing building, provided that such destruction or demolition does not substantially impair the value of the Lessors property of existing improvements at the time of execution of this instrument.

It is further agreed by the parties hereto that after the expiration of the term of this Lease, and any extensions thereof, all buildings and improvements that are attached to the premises are to revert to the Lessors and their heirs, successors, and assigns as their property absolute.

It is further agreed between the parties hereto that all fixtures, equipment and other facilities that the Lessee might install during the term of this lease shall remain the property of the Lessor, and the Lessor shall