

costs and penalties. Any such advancement made by Lessor is hereby declared to be so much additional rental due hereunder. As between the parties, the general real estate taxes for the first fractional calendar year of the term hereof shall be prorated on the basis of the actual taxes, and for the last full calendar year, when ascertained.

It is expressly understood and agreed that Lessee shall not be required to pay, or reimburse Lessor for any local, state or federal capital levy, franchise tax, revenue tax, special assessment, income tax or profits tax of Lessor or any tax or impost charged or levied upon or with respect to the basic rent, unless such levy, tax or impost is in lieu of or a substitute for any other tax or impost upon or with respect to the leased premises which, if such other tax or impost were in effect, would be payable by Lessee under the provisions hereof.

6. Lessor shall not be obliged to incur any expense for repairing any improvements upon said demised premises or any charges, of any nature, whatsoever, in connection therewith, it being the intention of the parties that this shall be a net lease entitling Lessor to full rentals without any expenses or deductions therefrom arising either out of Lessor's ownership, or of Lessee's use, of the demised premises.

7. Option to Purchase - Lessee is hereby given the option and right to purchase the demised premises during the term of this lease for the purchase price of Two Hundred Fifty Thousand and No/100 (\$250,000.00) Dollars cash payment. Written notice of intention to exercise this option must be given by Lessee to Lessor at least thirty (30) days before date of closing, and said option may be exercised only if Lessee is in full compliance with all of the terms of this lease and not in default under any of the covenants thereof, or if Lessee shall, after notice thereof from Lessor, cure any such default prior to or in conjunction with closing.

4328 W.2

0540