

(b) The Lessor, after the above two (2) years if exercised by the Lessee, agrees to a renewal of three (3) years with a monthly rental based on One and 50/100 (\$1.50) Dollars per square foot <sup>per year</sup> for the leased premises.

(c) The Lessor agrees, if the above renewals are exercised by the Lessee, to a renewal for an additional five (5) years at a mutually agreed upon rental rate not to exceed a twenty (20%) per cent increase of the above mentioned One and 50/100 (\$1.50) Dollars per square foot rental.

(d) The Lessor agrees, provided all the above renewals have been exercised by the Lessee, to an additional lease period of five (5) years at a mutually agreed upon rental rate not to exceed twenty (20%) per cent of the amount in (c) above based again on One and 50/100 (\$1.50) Dollars per square foot.

5. In order to execute the Lease Renewals, the Lessee shall give Sixty (60) days written notice to the Lessor, through their agent, THE FURMAN CO., of his intentions to renew. In the event any of the renewals are exercised, all documents and papers concerning the renewal of any of the leases shall be executed Thirty (3) days prior to the expiration of the proceeding lease.

6. Premises shall not be used for any illegal purposes; nor in any manner to create any nuisance or trespass; nor in any manner to vitiate the insurance or increase the rate of insurance on premises, and subject to rights of other tenants' leases.

7. Lessee agrees not to abandon or vacate leased premises during the period of this lease.

8. Lessee shall pay water, gas, electricity, fuel, light, heat, power bills and waste water treatment and sewer charges, for leased premises. If Lessee does not pay the same, Lessor may pay the same and such payment shall be added to the rental of the premises. It is expressly agreed that the Lessee shall be responsible for the utility bills stated above only in the amount of 54.3% per cent of the total utility bills for the total unit, which would include the upper and lower level. This percentage would be based on the use of the upper level only. Further, the Lessor, through their agent, The Furman Co., agree to be fully responsible for the 45.7% per cent of the remainder of the unit

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