

Lessor hereby grants to Lessee the option, to be exercised by written notice from Lessee to Lessor within one (1) year after the commencement date of the term of this lease, to extend the term of this lease for an additional period of five (5) years. If Lessee so exercises such option, this lease shall thereupon automatically be renewed on the same terms and conditions as herein specified for an additional period of five (5) years to commence on the day following the date fixed herein for the expiration of the initial five (5) year term of this lease and to expire five (5) years thereafter.

If Lessor fails to exercise the aforesaid option, Lessor hereby grants to Lessee the further option, to be exercised by written notice from Lessee to Lessor at any time within six (6) months prior to the expiration of the initial five (5) year term of this lease, to extend the term of this lease for an additional period of five (5) years. If Lessee exercises such option, this lease shall thereupon automatically be renewed on the same terms and conditions as herein specified for an additional period of five (5) years to commence on the day following the date herein fixed for the expiration of the initial five (5) year term of this lease and to expire five (5) years thereafter, except that during such additional five (5) year period the rent payable hereunder by Lessee to Lessor shall be renegotiated between the Lessor and the Lessee.

IN CONSIDERATION of the premises, the Lessee covenants and agrees to pay the Lessor during the term of this Agreement an annual rental in the sum of Forty-One Thousand, Five Hundred and Ninety Nine and 80/100 (\$41,599.80) Dollars to be paid on or before the tenth day of each and every month in monthly installments of Three Thousand, Four Hundred and Sixty Six