

building construction or upon date of occupancy of said building by LESSEE, whichever occurs first, with rent for the preliminary term being Ten Dollars (\$10.00).

RENTAL

4. LESSOR, at LESSOR'S sole cost and expense, shall construct, install and erect on Demised Premises the building set forth and described on the plot plan attached hereto as Exhibit A. Such work shall be done in accordance with the plans and specifications attached hereto as Exhibit B. LESSEE agrees to pay to LESSOR as rent for said premises the sum of Nine Hundred Eighty (\$980.00) Dollars per month for the first Ten (10) Years of this lease, said payments to be made one (1) month in advance. The first month's rent shall be due on the date of expiration of the "preliminary term" (above described).

OPTIONS

5. LESSEE shall have the right to exercise one (1) subsequent five (5) year lease renewal option provided lease is not in default. LESSOR shall be notified in writing by LESSEE sixty (60) days before the expiration of the lease term of its intention to renew. The above mentioned five year option shall be in the amount of One Thousand One Hundred Seventy Six (\$1,176.00) Dollars per month which represents a 20% rental increase.

INSURANCE

6. LESSEE agrees to carry and maintain full fire, extended coverage, and comprehensive perils insurance coverage upon building or buildings in an amount not less than \$85,000.00, insuring LESSOR and LESSEE. All policies shall be delivered prior to the commencement of business and acceptance of the premises and all renewals shall be handled not less than 30 days prior to expiration. LESSEE agrees to maintain insurance upon stock and fixtures if said insurance is desired by LESSEE. LESSEE and LESSOR agrees to hold each other harmless for any losses resulting from the perils under the aforementioned policy. LESSEE agrees to carry full comprehensive public liability insurance under its blanket liability policy in an amount not less than \$300,000 bodily injury, \$50,000 property damage and name LESSOR as an additional insured.

TAXES

7. LESSEE agrees to pay all property taxes levied upon said premises.

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