

9. Repairs: Lessor shall have the right to enter premises of Lessee at reasonable hours to inspect the premises and to make repairs which the Lessor may see fit to make.

10. Taxes: Lessor shall pay all city and county real estate taxes. Lessee shall pay all city and county personal property taxes.

11. Options to Extend: The Lessee shall have the option to extend this Lease for two further periods of five years each provided the Lessee shall give to the Lessor written notice 60 days prior to the termination of the original term of the Lease or any extensions thereof, of his election to take such extension or extensions, with the rental for the additional period to be negotiated during the said 60 days.

The maximum rent to be charged by the Lessor for any five year extension of this Lease shall not exceed the rental charges in effect at the time the option to extend this Lease is exercised, plus twenty per cent thereof.

This Lease shall be automatically extended from year to year unless either party notifies the other in writing at least 60 days and not more than 120 days before the date on which expiration of this Lease is desired.

12. Eminent Domain: If the entire premises or such portion thereof as to prevent the Lessee from conducting a grocery store shall be taken under the exercise of the power of eminent domain by any competent governmental authority, this Lease shall terminate as of the date of such taking. If there is a taking by eminent domain which affects the operation of the Lessee's business causing extra expense to the Lessee, then an adjustment in rent shall be negotiated and failing satisfactory negotiation, this Lease shall terminate. Any other taking of a portion of said premises by eminent domain shall not affect the terms of this Lease.

13. Representation: Neither Lessor nor Lessee has made any representations or promises, except as contained herein, or in some further writing signed by the Parties making such representation or promise.

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