

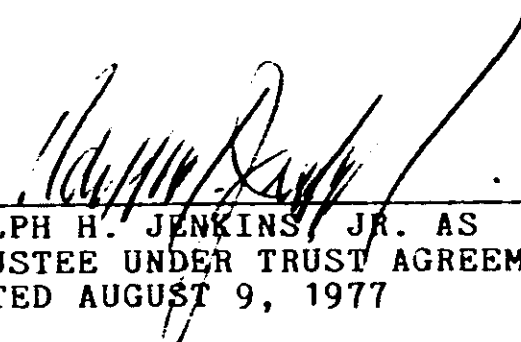
designate a nationally recognized appraisal firm to determine the fair market rent for the renewal term, such designation to be subject to the reasonable approval by Lessee, and the rent for the renewal term shall be the fair market rent as determined by the appraisal firm; provided that in no event shall the rent for the renewal term be less than that calculated upon the rate of rent in effect during the last month of the twenty-year Demised Term.

Section 31.3. The renewal term may be exercised by Lessee only as to all of the real property and improvements thereon affected by this Lease as of the time of exercise of the option, no renewal of the Demised Term as to a portion thereof being contemplated or authorized hereby.

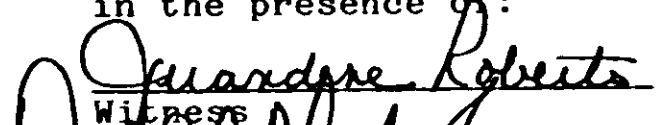
Section 31.4. All costs and expenses incident to the exercise of the renewal option, if any, shall be paid by Lessee, including without limitation appraisal fees, attorneys fees incurred by Lessor in connection therewith, recording fees and governmental transfer tax, documentary and surtax stamps with respect to the recording of the instrument evidencing the Lease renewal.


IN WITNESS WHEREOF, the undersigned have hereunto set their hands and affixed their seals as of the day and year first above written.

LESSOR:


 _____ (SEAL)
 RALPH H. JENKINS, JR. AS
 TRUSTEE UNDER TRUST AGREEMENT
 DATED AUGUST 9, 1977

As to Lessor, signed,
 sealed and delivered
 in the presence of:



 Witness


 Witness