

of this Lease, including any extension hereof, or other holdover occupancy.

22. Access to Leased Premises. Lessor or Lessor's agents shall have the right to enter the leased premises at all reasonable times for the purpose of inspecting or examining the same and to make such repairs as Lessor shall deem necessary or as may be required to be made by Lessor.

23. Option to Extend Lease. Lessor hereby grants to Lessee an option to extend the within Lease for an additional term and the length, terms and amount of rental are to be negotiated at the expiration of the fifteen (15) year term.

24. Right of First Refusal. At any time during the term of this Lease, Lessor may, by notice in writing, make an offer to the Lessee to permit Lessee to purchase the leased premises, the tract of land on which the leased premises are situated and any additional portion of the building located thereon not a part of the leased premises (subject to the rights of any tenant of such additional portion) (the leased premises, the land and such portion of the building being herein referred to as the "Property") at a price, and upon terms and conditions, described in such offer. Such offer shall be delivered in writing to Lessee, and shall constitute an irrevocable offer to Lessee to permit Lessee to purchase the Property upon its terms and conditions on the date 60 days after such notice is received by Lessee. Lessee shall deliver to Lessor on or before the 30th day after receipt either an acceptance or a rejection of such offer. If Lessee shall accept such offer, Lessor shall sell, and Lessee shall purchase the Property on the date set forth in the offer. If Lessee shall either reject such offer or shall fail to respond by either an acceptance within the allotted time or rejection, Lessor shall be entitled to enter into a contract for sale of the Property with any third party within one year from the date set for acceptance or rejection of the offer by Lessee upon terms and conditions at least as favorable to the offeree as those contained in the offer. If Lessor shall become obligated pursuant to this Paragraph 24 to sell the Property to Lessee, Lessor shall deliver good and marketable title thereto upon such sale. It is a condition of this Lease that in the event

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Handwritten initials or signature.