

term of its Lease covering such premises through August 31, 1991, and such extension shall be deemed to have occurred automatically unless Tenant shall have given notice of termination of the Lease of such premises pursuant to the terms of such Lease.

5. The Tenant shall be entitled to occupy the vacant lot owned by the Landlord adjacent to its existing manufacturing facilities, to use the same for parking and the continued maintenance thereon of a portion of its boiler room facilities for the sum of Two Hundred (\$200.00) Dollars per month until September 1, 1981, and Two Hundred Fifty (\$250.00) Dollars per month thereafter ^{A. F. S.} for so long as the Tenant continues to lease the Landlord's property to which such parking area is adjacent. If in the future the Landlord elects to do so, it may construct a building on the vacant portion of such lot and the lease and rental of such lot shall thereupon terminate, except for the right of Tenant to maintain its boiler room facilities thereon; provided, however, Tenant shall have the refusal of using such newly constructed building under the same terms and conditions for which Landlord shall have a bona fide offer from any other tenant.

6. The parties agree that the two five-year extensions hereinabove provided shall occur automatically and without notice by either party to the other; provided, however, Tenant shall be entitled at any time during such extended periods to terminate the lease ~~for an extended period~~ by ^{MCH} ~~by~~ ^{A. F. S.} giving the Landlord written notice at least 24 months prior to the date of termination.

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