

2. To have and to hold the premises unto the Sublessee, its successors and assigns for the initial term commencing May 1, 1980, and ending at midnight October 4, 1988.

3. In further consideration of the within covenants, agreements and undertakings, the Sublessors do hereby give and grant to the Sublessee the option(s) to extend the term of the within Sublease for two successive additional periods, the first such period to be for ten years and the second such period to be for nine years, subject to all terms of the within Sublease and Senior Lease, (Exhibit "A"), with the exception of rental payments as hereinafter set forth. In the event Sublessee elects to exercise the option(s) to extend, written notice thereof shall be given to Sublessors no less than ninety (90) days prior to the expiration of the then current lease term.

4. The Sublessee covenants and agrees to pay the Sublessors as rent during the initial term of the said Sublease the sum of Twelve Thousand and No/100 (\$12,000.00) Dollars per annum, payable in equal monthly installments of One Thousand and No/100 (\$1,000.00) Dollars per month, payable in advance beginning May 1, 1980, and continuing in advance on the fifth day of each and every calendar month during the term hereof.

As additional rental, the Sublessee agrees to assume full responsibility for and pay the payments on the Eighty Thousand and No/100 (\$80,000.00) Dollars Note which was given by the Sublessors and the Sublessee to Family Federal Savings and Loan Association, a copy of which is attached hereto and made a part of this Sublease Agreement (designated as Exhibit "B"). These lease payments shall be made through the Sublessors by mailing the payment called for to them to be forwarded to the said Savings and Loan Association.

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