

In the event the Sublessors extend the term of the within Sublease as provided in Paragraph 3 herein, the rental payments shall be adjusted as follows:

(a) For the first extension period, the rental shall be the sum of Fifteen Thousand and No/100 (\$15,000.00) Dollars per annum, payable in equal monthly installments of One Thousand Two Hundred Fifty and No/100 (\$1,250.00) Dollars. 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.

(b) For the second extension period, the rental shall be the sum of Eighteen Thousand Seven Hundred Fifty and No/100 (\$18,750.00) Dollars per annum, payable in equal monthly installments of One Thousand Five Hundred Sixty-Two and 50/100 (\$1,562.50) Dollars. 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.

5. Sublessee shall provide general liability insurance protecting both Sublessee and Sublessors, as their interests may appear, against liability from accident or disaster with minimum limits of \$250,000 per person and \$25,000 property damage. Upon

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