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***If the parties can not agree on a purchase price, they will submit the matter to a binding arbitrator. Each side shall select one arbitrator, and the two original arbitrators shall pick a third arbitrator, and the parties agree to be bound by determination of a reasonable purchase price.

James G. Bennett
Vice President
W. H. M. M. M.

this agreement constituting a present demise for both the original and any extended terms.

ARTICLE XVI--EMINENT DOMAIN. If the entire premises or such portion thereof as to prevent the Lessees from conducting a Pharmacy business shall be taken under the exercise of the power of eminent domain by any competent governmental authority, this Lease shall terminate as of the date of such taking. If there is a taking by eminent domain which affects the operation of the Lessees's business causing extra expense to the Lessee, then an adjustment in rent shall be negotiated and failing satisfactory negotiation, this Lease shall terminate. Any other taking of a portion of said premises by eminent domain shall not affect the terms of this Lease.

ARTICLE XVII--OPTIONS TO PURCHASE. The Lessees shall have the option to purchase the leased premises from the Lessor at a price to be determined by the parties within the time ninety (90) days prior to the expiration of this Lease's original term.

The Lessees shall provide the Lessor ninety (90) days written notice of the exercise of the option to purchase by the Lessees, and the notice shall be accompanied by Ten Thousand (\$10,000.00) Dollars, as a down payment on the purchase price. The balance of the purchase price shall be paid by Lessees in cash or assumption of the mortgage, if any, as the case may be at the time of the transfer of title of the premises. Lessor shall transfer title to the premises to Lessee by warranty deed within 90 days after receipt of the notice of intent to exercise the option to purchase from the Lessees, but in no event later than the date of expiration of the original term of this lease. It is the intention of the parties that the option to purchase shall terminate with the end of the original term of this lease.***

ARTICLE XVIII--REPRESENTATIONS. This Lease, and the Exhibits, and Rider, if any, attached hereto and forming a part hereof, set forth all the covenants, promises, agreements, conditions and understandings between Lessor and Lessees concerning the leased premises and there are no covenants, promises, agreements

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