

Lessee shall have and is hereby given an option to <sup>1137</sup> ~~10~~ <sup>PAGE 33</sup>

renew this Lease for an additional period of five (5) years upon the same terms and conditions and for the same rental as herein stipulated, provided Lessee shall notify Lessor in writing of its election to exercise said option not less than six (6) months before the expiration of the fifteen (15) year primary term hereof. In the event said option is exercised, this Lease and all its terms and provisions shall stand renewed and remain in full force and effect during such renewal period. If Lessee exercises the first five (5) year renewal option, Lessee shall have the privilege of exercising a second five (5) year renewal option in the same manner and upon the same terms.

Lessee agrees to pay to the Lessor, and Lessor agrees to accept the following monthly rental: the sum of \$2,234.15 as <sup>2454.12</sup> ~~2~~ <sup>234.15</sup> ~~219.90~~ and for the rent on the premises and building now located on said premises and as set forth in that certain Lease between the parties hereto dated March 25, 1964 and the Addendums and Supplements thereto, and the further sum of \$1,775.00 as rental for the basic building improvement to be constructed on the said premises, plus a further sum to be computed at 12.8% per annum on all costs of construction of the said improvements to be constructed upon the premises by Lessor as herein provided that exceed the sum of \$213,000.

This additional rental also shall be paid in monthly installments. After the final cost of the improvements is known, the Lessor and Lessee shall execute a written instrument stipulating the final cost of the improvements and the exact rental determined as aforesaid. The premises described herein, including a certain building

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