

1137-845

covenants and provisions hereof to be performed and observed by Lessee, Lessee shall quietly enjoy the leased premises, subject, however, to the terms of this Lease, and Lessor will warrant and defend Lessee in the enjoyment and peaceful possession of the leased premises throughout the term of this Lease, including any extension hereof, or other holdover occupancy.

17. Access to Leased Premises. Lessor or Lessor's agents shall have the right to enter the leased premises at all reasonable times for the purpose of inspecting or examining the same and to make such repairs as Lessor shall deem necessary or as may be required to be made by Lessor.

18. Option to Purchase. The Lessee is hereby granted an option to purchase the subject properties at any time during this Lease or extension thereof for the sum that Lessor originally paid for the property plus ten (10%) percent.

19. Option to Extend Lease. The Lessee shall have the option to extend the within lease for three (3) five (5) year terms. The rental for the renewal term shall be as stated in Paragrah 4 above. Renewal terms shall be exercised by Lessee by delivery to Lessor of written notice of its intention to exercise such option no later than ninety (90) days prior to the termination of the term of the Lease then in effect.

20. Rights of Successors and Assigns. The covenants and agreements contained in the within Lease shall apply to, inure to the benefit of, and be binding upon the parties hereto and upon their respective successors in interest, except as expressly otherwise provided herein.

21. Entire Agreement. This Lease and the exhibit attached hereto set forth all the covenants, promises, agreements, conditions, and understandings between Lessor and Lessee concerning the leased premises, and there are no covenants, promises, agreements, conditions, or understanding, either oral or written, between them other than as herein set forth. Except as herein otherwise provided, no subsequent alteration, amendment, change, or addition to this Lease shall be binding upon Lessor or Lessee unless reduced to writing and signed by them. Lessee

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