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other payment made upon the Lessee after the same has become due and payable shall have the same effect as though made at the time of its becoming due and payable, and any previous demand therefor is hereby waived.

SEVENTH: RIGHTS TO LAND AND IMPROVEMENTS AT END OF TERM. Fixing rights of parties in land and buildings at end of term. Before the last six (6) months of the last year of the term of this lease, the parties hereto shall by agreement between them ascertain and fix the value of the PREMISES hereby leased in connection with all buildings constructed thereon in like manner as if the same were all under single ownership and this lease extinguished, as well as the value of such building and land separately, that is, the amount which should be apportioned to each of them in making up such gross valuation. Thereupon the Lessee shall have the first option and privilege of purchasing said land hereby leased, exclusive of buildings and improvements, at the price so fixed as the value of the same. In case of Lessee's failure or refusal so to make such purchase and pay such price for such land before the expiration of the term, the Lessor shall then immediately have the right and privilege of purchasing the buildings and improvements, at the price so fixed upon the same. In case the Lessor shall not exercise such privilege and make such payment within a period of six (6) months from and after the termination of such lease, then from such time forward the Lessor and the Lessee shall be taken to be the owners of the entire PREMISES, land and buildings, as tenants in common, in the proportion of interest based upon such relative value of land and buildings as above provided for, and mutual conveyance shall be made of the interests so acquired.

If the parties shall not before six (6) months prior to the expiration of such term so agree upon and fix such valuation of land, buildings and entire PREMISES as above provided, then each of them shall select a real estate appraiser and notify the other of their choice within the first twenty (20) days of the last six (6) months of such last year of said term, and the two (2) so chosen shall within the ten (10) days thereafter select a third appraiser, and the three (3) so selected shall within twenty (20) days proceed to fix such valuations independently. All appraisers shall be MAI appraisers. The costs of said appraisers shall be split equally between the

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