

period of five (5) years, such option to be exercised in writing by the Lessee not later than six (6) months prior to the expiration date of the original term hereof. If the option to renew is exercised by the Lessees, the Lessees shall have another option to renew this Lease upon the same terms at an annual rental which shall be reasonable in amount for an additional period of five (5) years, such option to be exercised in writing by the Lessees not later than six (6) months prior to the expiration date of the renewal term hereof.

AND the said Lessees, their successors and assigns, for and in consideration of the above letten premises, do covenant and agree to pay to the said Lessors, their successors and assigns, the above stipulated rent, in the manner herein required.

AND it is further stipulated and agreed by and between the Lessors and Lessees that:

1. Alterations and Improvements. (a) Minor Alterations and Improvements. The Lessees may make such alterations and improvements of a minor nature, which do not affect the permanent, physical structure of the premises, that are desired by the Lessees at the Lessees' own cost without prior approval by the Lessors. Removal of such minor alterations and improvements by the Lessees upon termination of this Lease shall be subject to the provisions of Paragraph 9 of this Lease.

(b) Substantial Alterations or Improvements. The Lessees shall make no alterations or improvements of a substantial nature, which affect the permanent, physical structure of the premises, without first obtaining the prior written consent of the Lessors. Such substantial alterations and improvements desired by Lessees shall be done at Lessees' own expense and shall be surrendered to the Lessors upon termination of this Lease.

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