

by the number of days between the effective date of this Lease and the first day of the first calendar month following the effective date of this Lease, so that the term of this Lease shall expire thirty (30) years after such first day of the first calendar month following the effective date of this Lease. In such case, the Tenant shall pay pro rata rent, in advance, for the period from the effective date of this Lease to the first day of such following calendar month. On and after the first day of such following calendar month, the Tenant shall pay the rent as hereinafter provided in this Lease.

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3. Tenant's First Right of Refusal. Should the Landlords, during the Lease term and for a period of one (1) year thereafter, elect to sell all or any portion of the leased property, the Tenant shall have the right of first refusal to meet any bona fide offer of sale on the same terms and conditions of such offer. Upon Tenant's failure to meet such bona fide offer within thirty (30) days after written notice thereof from the Landlords to the Tenant, the Landlords shall be free to sell the premises or a portion thereof to such third person in accordance with the terms and conditions of his bona fide offer.

The sole purpose of this instrument is to give notice of said Lease and all of its terms, covenants and conditions to the same extent as if said lease were fully set forth herein.

The conditions, covenants and agreements contained in this instrument shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors and assigns. All