

portion thereof, according to the nature and extent of damage sustained, shall be suspended and cease to be payable until said premises shall be rebuilt or made fit for occupapncy and use by the Lessor; provided that if the repairs are not completed within ninety (90) days, Lessee may terminate the lease as of the date of the damage.

9. Lessor does hereby grant to Lessee the option to renew this lease upon the same terms (except as to rental) for an additional five year period upon written notice given by Lessee to Lessor not less than thirty (30) days prior to the expiration of the initial lease period. Rent for such additional period shall be as mutually agreed upon between the parties.

10. Should Lessee fail to pay any monthly rental or violate any other terms and conditions of this lease for a period of thirty (30) days, then Lessor may give written notice of such default or violation, and the failure of Lessee to remedy the default or violation within ten (10) days shall entitle Lessor to declare this lease terminated and expel the Lessee therefrom without prejudice to other remedies.

TO HAVE AND TO HOLD unto the said Lessee, his heirs, successors, administrators and assigns, and in witness whereof the parties have hereunto set their hands and seals and to the faithful performance hereof bind themselves, their heirs, executors, administrators and assigns this the day and year first above written.

WITNESSES:

Sen McDonald III

Margaret N. Vaughan  
LESSOR

Jan M. Smith

30 Normandy Road  
Address

Greenwich, Ct. 29615

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