

3. The Tenant shall have the right prior to the commencement date to enter upon the leased property at reasonable times for the purpose of installing the furniture, furnishings, fixtures, and equipment which the Tenant is required to install pursuant to the terms of this lease.

4. The Tenant shall have an option to extend this lease, upon the same terms and conditions, for an additional period of Five (5) years, such option to be exercised in writing by the Tenant not later than Sixty (60) days prior to the expiration of the original term. The rent for the second Five (5) year term is set forth in Article III below.

5. Should the Tenant hold over and remain in possession of the Premises after the expiration of this Lease without the Landlord's consent, it shall not be deemed or construed to be a renewal or extension of this Lease but shall only operate to create a month-to-month tenancy which may be terminated by either party at the end of any month upon 30 days' prior written notice to the Tenant.

ARTICLE III
RENT

1. The Tenant shall pay to the Landlord in such coin or currency of the United States of America as at the time of payment shall be legal tender for the payment of public and private debts, at the address specified herein or furnished pursuant hereto, during the lease term, and any extensions thereof, a net annual rental (hereinafter called net rent) as set forth below.

- (a) For each rental year of the initial Five (5) year lease term, the sum of \$43,072.00 payable in equal monthly installments of \$3,589.39.
- (b) In the event the Tenant elects its option to extend this Lease for an additional Five (5) year lease period, then for each rental year of the second Five (5) year term, net annual rental shall be \$39,721.00 payable in equal monthly installments of \$3,310.08.
- (c) All regular monthly installments of rent shall be due on the first of the month and payable no later than the tenth (10th) day of said month.
- (d) In addition to the rents set forth above, Tenant agrees to be responsible for all costs attributable to landscaping, signs, floor coverings (vinyl and/or carpet), interior wall cover, wallpaper or paint (but not sheetrock), plus all change orders made in the original contract. In the event Landlord