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a renewal or extension of said term, but, to all the terms and conditions of this lease, shall constitute a tenancy from month to month only.

g. That, provided the rent has been paid, no provision hereof shall be construed to prevent the removal by the Lessee of any "trade fixtures" or equipment which the Lessee, from time to time, may place or install insaid premises, provided that in case of such removal, the Lessee shall restore any damage to the premises caused thereby, or resulting therefrom.

h. Lessee shall not be liable for any loss or damage from risks ordinarily insured against under fire insurance policies with extended coverage endorsements, irrespective of whether such loss or damage results from the negligence of the Lessee or any of the Lessee's agents, servants, employees, licensees, or contractors.

i. That if the property, or any part thereof, wherein the demised premises are located, shall be taken by public or quasi-public authority under any power of eminent domain, the Lessee shall have no claim or interest in or to any award for damages for such taking, if the Lessor cannot provide Lessee with a 5,900 square feet building and at least 40 parking spaces within 250 feet of the demised building, at the election of the Lessor or Lessee, this lease shall forthwith terminate. In computing the number of parking spaces provided by Lessor, Lessor shall be credited one space for each parking space provided on Lessor's property within 250 feet of the demised building even though such property may be subject to common parking by invitees of adjoining properties.

j. That all notices hereunder shall be sent by certified mail to the Lessor at Rt. #1, Briarwood Drive, Eastley DC and to the Lessee at the leased premises. In the event the address of either the Lessor or Lessee shall be changed during the term of this lease, written notice by certified mail of such change shall be given to the other party.

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