

VCL 1211-545

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WHEREAS, on ~~February 23~~ April 4, 1984, the Lessor and Lessee herein entered into written agreement whereby Lessee and Lessor made provision for Lessee to lease the subject property for an original term from October 28, 1984 until October 27, 1989 and for an extended term of an additional five (5) years in the event Lessee exercises the option to renew the Lease Agreement.

For and in consideration of the sum of Ten (\$10.00) Dollars paid in hand, the receipt of which is hereby acknowledged and of the covenants and agreements herein contained by the respective parties hereto, the Lessor and Sublessor do hereby lease and the Lessee does hereby accept the lease of the real estate concerning the subject property referred to hereinabove.

That Lessee shall have and hold the leased premises according to the terms of the Sublease Agreement entered into between Sublessor and Lessee for a period beginning February 23, 1984 and expiring on October 27, 1984.

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That Lessee shall have and hold the leased property according to the terms of the Agreement entered into between Lessee and Lessor for an original term beginning October 28, 1984 and expiring on October 27, 1989 with an additional five (5) year extended term in the event Lessee exercises the option to renew the Lease Agreement.

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That Lessee shall have the Right of First Refusal to purchase the lease premises with improvements thereon according to the terms set forth in the Lease Agreement and Sublease Agreement only until October 27, 1984.

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