

intention to terminate at the end of the initial fifteen year term, said notice to be sent to the Lessor prior to the expiration of the initial term. If no such notice is given, this Agreement shall be automatically extended at the rental then applicable for the additional fifteen year term.

6. As rent, the Lessee agrees to pay the Lessor the sum of Six Hundred (\$600.00) Dollars per year, payable in advance annually, for the first ten years of this Agreement, and the sum of Nine Hundred (\$900.00) Dollars per year, payable in advance annually, for the next five years of this Agreement. If the fifteen year renewal option is exercised by the Lessee, the Lessee agrees to pay to the Lessor as rental the sum of Nine Hundred (\$900.00) Dollars per year, payable in advance annually, for the first five years thereof, and the sum of One Thousand Two Hundred (\$1,200.00) Dollars per year, payable in advance annually, for the remaining ten years of the fifteen year option period.

7. The Lessee covenants and agrees to pay the taxes on all improvements placed upon the premises by the Lessee. The Lessee further covenants and agrees that any improvements placed upon the premises during the term of this Agreement or any renewal thereof, will, upon termination of this Agreement or any renewal thereof, and at the option of the Lessee, either be completely removed or left upon the premises and become the property of the Lessor.

8. The Lessor covenants and agrees that he will not erect any structures or improvements on their property adjoining the leased premises which would interfere with the maintenance and