

destroyed by any such casualties, rental shall abate in such proportion as the use of premises has been destroyed, and Landlord shall remit to Tenant, such proceeds of said insurance policy as forthcoming to him to defray the costs to restoring the premises to substantially the same condition as before damage as speedily as practicable, whereupon full rental shall recommence.

**TERMINATION
OF LEASE BY
TENANT**

8. If during any term of this lease any governmental unit or person acting under governmental authority shall commence any change in any street, road or highway now serving the premises and if such change when completed would substantially diminish the value of the leasehold, then Tenant may, at any time after such commencement of change, terminate this lease on not less than thirty (30) days notice to Landlord.

**WARRANTY OF
TITLE**

9. Landlord warrants that this leasehold is good and marketable, free and clear of all liens and encumbrances and based upon a good and marketable fee simple title and a free and clear record title.

**RIGHT OF
TENANT AND
OPTION TO
PURCHASE**

10. As a part of the consideration hereof, and without prejudice to the foregoing options, Tenant at all times shall have the following preemptive right: Landlord shall not prior to the beginning of nor during the term of this lease or any renewal thereof sell, lease, grant options in respect of, or otherwise dispose of the whole or any part of said premises, any real property including the same or the whole or any part of Landlord's reversionary interest therein. The Landlord further grants to Tenant the right to purchase said premises at a price which will result in a total payment to the Landlord of Two Hundred and Fifty Thousand net (\$250,000.00) Dollars. Payment to Landlord to

OH 2
R. P. W.

0520

0520