

~~SEVEN~~ <sup>TEN</sup> ~~(7)~~ <sup>(10)</sup> This Lease shall remain in full force and effect for a term of ~~seven~~ <sup>ten</sup> years commencing on the 2 day of MAY, 1983, provided, however, that in the event any building, sections, or units in the Apartment Complex have not been completely constructed as of the date hereof, or are constructed subsequent to the date hereof, then the ~~seven~~ <sup>ten</sup> year term for any such building, sections or units shall be measured from a period commencing upon completion of construction of same. In the event of any doubt, any subsequently constructed or completed buildings, sections or units shall be considered part of the Apartment Complex and subject to the terms hereof if they either (i) adjoin the Apartment Complex, (ii) are called or known by a name the same as or substantially similar to that of the Apartment Complex, or (iii) share common recreational or other facilities with the Apartment Complex. This Lease shall be automatically renewed for successive five (5) year periods unless one of the parties hereto shall notify the other, at least sixty (60) days prior to the expiration of said initial term or any renewal period, of its intent to terminate this Lease. Said notice shall be in writing, by registered mail, return receipt requested, first class, to the last known address of the other party.

3. The Lessee covenants and agrees:

(a) To install and provide adequate coin operated laundry equipment, based upon Lessee's experience, for the number and type of dwelling units at the above location and the number and type of tenants reasonably contemplated to use said equipment. Lessee shall be responsible for the determination of the rates charged for use of the laundry equipment.

(b) To at all times maintain and service all installed laundry equipment at its sole cost and expense.

(c) To pay as a total rental, for the Demised Premises, the sum of fifty percent (50%) of the gross receipts derived from each installed machine on a monthly basis (less any municipal or state license fee or occupational, sales, use, or rental tax in the month the bill therefore is received from the applicable governmental authority.) Said rental shall be paid by check to Lessor promptly after the collection of the revenue from each installed machine, the first such rental payment to occur upon the first collection after the date hereof. Lessor may elect to have its representative accompany Lessee's collector during all collections.

4. The Lessor covenants and agrees as follows:

(a) Lessee shall have exclusive and quiet use, possession and enjoyment of the Demised Premises during the term of this Lease. Lessor shall not install, not permit any other person, firm or corporation to install, maintain, or operate on the Demised Premises or in any dwelling unit in the Apartment Complex, any type of laundry equipment whatsoever, whether coin operated or not, including portable laundry equipment.