

It is mutually understood and agreed that the failure of the Landlord or of the Tenant to take advantage of any default on the part of the other, shall not be construed as a waiver thereof, nor shall any custom or practice which may grow up between the parties in the course of administering this instrument be construed to waive or lessen the rights of the parties hereto to insist upon the provisions hereof.

The Landlord agrees that the Tenant, upon payment of the rents reserved herein, and upon the performance of the covenants and agreements herein provided to be observed and performed by it, shall peaceably and quietly hold and enjoy the demised premises for the term thereof; and it is further agreed that after payment of the rents to the expiration of this lease, the tenant reserves the right and privilege of removing any and all trade fixtures and other fixtures of a similar nature which may be installed by or at the expense of the tenant.

In consideration of the agreements upon the part of the lessee and as a part of the consideration for this lease, the landlord hereby grants unto the Tenant an option to extend this lease for a period of three successive five year periods subject to all of the terms and conditions contained in this written lease except the rental for the first five year extension shall be \$110.00 per month instead of \$100.00, and the rental for the second five year period shall be \$120.00 per month, and for the third five year period \$130.00 per month; provided however, this option is conditioned upon the tenant performing all of the obligations contained in this lease during each preceeding term, and upon giving to the Tenant ninety (90) days written notice prior to the expiration of the lease period of his intention to exercise said option for the last succeeding period.

It is mutually understood and agreed that the Tenant in addition to the construction of the building and improvements hereinabove outlined shall have the right to make new or additional improvements upon said premises at any time during the period of this original lease or during the period of any option exercised by the Tenant.

Upon the termination of the original lease or upon the termination of any extension thereof as hereinabove provided, all improvements located on said property shall become the property of the Landlord and be regarded as a part of the realty except the trade fixtures as hereinabove mentioned.