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so to lease. The term of such options, if exercised during the primary term, shall be for the remainder of the primary term or, if exercised during the renewal term, shall be for the remainder of the renewal term.

Lessee shall have the option and privilege of renewing this lease upon the same terms and conditions for an additional term of ten (10) years by giving written notice thereof not less than six (6) months prior to the expiration of the primary term of this lease. The Lessee shall reimburse the Lessor (on a percentage basis, according to space under lease to Lessee) for the increase, if any, in ad valorem taxes or special assessments levied against the premises during the renewal term of this lease over the average annual taxes paid during the first ten (10) years of this lease.

It is understood and agreed that the Lessor shall furnish and maintain all necessary equipment for heating and air conditioning the premises (with separate air conditioning equipment and electrical meters for the third floor). Utility charges (unless separately metered and billed directly to the Lessee) and elevator maintenance shall be paid for by the Lessee, on a prorated basis, according to the space under lease to the Lessee. It is further understood and agreed that the Lessee will provide its own janitorial services.

As a part of the consideration for this lease, the parking spaces in front of the premises shall be allotted entirely to the Lessee and in the rear, two-thirds thereof to the Lessee.

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