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II

TO HAVE AND TO HOLD said premises unto the Lessee for a term of ten (10) years beginning on the date the improvements hereinafter mentioned are completed and ready for occupancy, and terminating on a corresponding date ten (10) years thereafter. The date upon which said improvements are so completed and ready for occupancy and on which date the term hereof shall begin, shall be endorsed hereon in writing and shall be signed by the parties. The Lessee shall have the option to renew this lease at a monthly rental of Three Hundred Seventy-five (\$375.00) Dollars and upon the same terms and conditions for two additional periods of five (5) years each, the first commencing at the expiration of this original lease, and the second commencing at the expiration of the renewal thereof, if any, either or both of said renewals to be effectuated by written notice of intention to renew by the lessee not less than ninety (90) days prior to the expiration of the original term, or the renewal.

III

The Lessee shall pay to the Lessor as rent therefor, the sum of FOUR HUNDRED (\$400.00) DOLLARS per month, payable in advance on the first day of each month during the term of this lease for fifty-two (52) months. For the remaining sixty-eight (68) months of the term of this lease, the Lessee shall pay to the Lessor the sum of THREE HUNDRED SEVENTY-FIVE (\$375.00) DOLLARS per month, payable monthly in advance on