

In the event the Lessee should fail to pay any installment of rental when the same shall have become due and payable, and such default shall continue for a period of ten (10) days after written notice thereof to the Lessee, or in the event the Lessee or the Lessor should violate any of the other terms and conditions of this lease, and such default shall continue for a period of thirty (30) days after written notice thereof to the party in default, then the party aggrieved may, at its option, declare the lease terminated and re-enter upon and retake possession of the property, or surrender the premises with rent accrued to the date of surrender, as the case may be.

The Lessor hereby grants and extends unto the Lessee the option of purchasing all or any portion of the property herein leased free and clear of all liens and encumbrances at a price to be mutually agreed upon by the Lessor and the Lessee, PROVIDED, HOWEVER, that if the Lessee desires to exercise the option to purchase at a price to be agreed upon, the Lessee shall notify the Lessor in writing at least forty-five (45) days prior to the termination of the within lease. Then, in the event the Lessor and Lessee are unable to agree upon the purchase price within thirty (30) days prior to the termination of the within lease, the Lessor and Lessee agree that the purchase price shall be established by the appraisal of three independent appraisers, one to be chosen by the Lessor within twenty (20) days prior to the termination of the within lease, another to be chosen by the Lessee within twenty (20)

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