

It is hereby covenanted and agreed between the parties hereto, in consideration for the rent and other covenants specified herein, as follows:

Section 1. Term. This Lease shall be for a period of five (5) years, beginning October 1, 1969.

Section 2. Rent. The rent to be paid by the Tenant to the Lessors for the term of this Lease shall be Thirty-three Thousand and No/100 Dollars (\$33,000.00) and shall be paid as follows: Five Hundred Fifty and No/100 Dollars (\$550.00) per month in advance on or before the 10th day of each month of the term.

Section 3. Tenant's Option to Purchase. The Tenant, during the term of this Lease, shall have the following option to purchase:

- a. Option to Purchase Demised Premises. The Lessors agree to give to and do grant to the Tenant an option to purchase subsequent to January 1, 1970 the demised property, as hereinbefore described, and Lessors do hereby give and grant an option during the term of the Lease to purchase said property for a Purchase Price of FIFTY THOUSAND and NO/100 DOLLARS (\$50,000.00) in cash.
- b. Payment and Closing Date. The said option to be exercisable by the Tenant by giving notice as hereinafter provided of such exercise accompanied by a deposit of ten percent (10%) of such option price. The closing date of such sale shall be not later than thirty (30) days subsequent to the exercise of the option to purchase by the Tenant, provided, however,
- c. Tenant's Right of Refusal to Purchase. If the Lessors obtain a bona fide offer to purchase the said land during the fifth year of this Lease and prior to the exercise by the Tenant of its option to purchase, the option hereby granted shall become null and void, but the Lessors shall immediately notify the Tenant in writing of the bona fide offer to purchase which the Lessors have received and the Tenant shall have a right of refusal to purchase the said land on the same terms and conditions of the bona fide offer to purchase, provided that, such right of refusal must be accepted in writing within five days from the date the Tenant is notified by the Lessors that they have received a bona fide offer to purchase the said land, together with a deposit of ten percent (10%) of said purchase price. The closing date shall be thirty (30) days from the date the right of refusal is accepted.

Section 4. Use of Premises. The Tenant shall have the right to use the demised premises for any purpose which does not violate a Federal, State, County or Municipal Law, Ordinance, Rule or Regulation, provided, however, that the Tenant covenants and warrants that it will not place in or upon the said demised premises any machinery or other tangible personal property which will be injurious to or damage the building hereby leased. The Tenant warrants and covenants that it will not conduct any operation or business in or upon the premises which will be injurious to or damage the building hereby leased. In the event damage to the building hereby leased results from either such action on the part of the Tenant, the Tenant shall be liable to the Lessors for the damage so caused and shall immediately restore, at its own expense, the demised premises to as good a condition as they were prior to such damage or injury to the said building.

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