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6. It is further understood and agreed, and these presents are upon the expressed condition, that if the rent hereinabove stipulated, or any part thereof, shall at any time be in arrears or unpaid when due, and shall so continue in arrears and unpaid for a period of thirty (30) days, or if the Lessees shall at any time fail or neglect to perform any of the covenants, agreements or obligations herein contained and on its party to be performed, or if the Lessees shall be adjudged bankrupt or insolvent, then, and in that event, the Lessors shall have the right, at their option, to terminate this Lease and to re-enter into and upon the said premises, and from thenceforth peaceably to hold and enjoy the same as if these presents had never been made, without prejudice to any other right of action or remedy which might otherwise be used against the Lessees.

7. The foregoing is a complete written contract by and between the Lessors and the Lessees. There are no other agreements or understandings by and between the parties. Any exceptional agreement to be in writing, otherwise of no force and effect.

8. In addition to the rights conveyed hereinabove, the Lessors grant unto the Lessees the option to extend or renew this Lease for one (1) additional term of ten (10) years commencing on February 1, 1990, at a rental which equals the present rental plus an additional amount arrived at by multiplying the present rental by the cost of living increase from the date of the Lease to the time of exercise of the option. This costs of living increase shall be arrived at by using the Federal Cost of Living Index.

9. In the event any portion of the demised premises should be condemned by any authority for any purpose whatsoever, the award, whether by settlement or otherwise, shall be paid to the Lessors and the Lessees and the parties shall divide said award

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