

1150-502

~~ing times the total number of 190 parking spaces in the general parking area around the said building. Lessee now leases 27,834 square feet of space and is entitled to 151 parking space.~~ Lessor further agrees to allow the Lessee to number the parking spaces in the general parking area of said building at the discretion of and expense of the Lessee.

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12. If the rent hereunder shall remain due and unpaid for thirty (30) days after written notice from Lessor to Lessee, Lessor shall have the right to re-enter said premises and to remove all persons therefrom without waiving its right to recover the rent as herein provided. Lessor covenants that Lessee, upon paying the rent in the manner herein provided, and performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy said premises for the term aforesaid.

13. Should said premises or any part thereof be destroyed by fire or otherwise rendered untenable, the rent payable hereunder shall abate from the date of such destruction or injury in the proportion that the premises so rendered untenable bears to the entire premises, and all advance payments of rents, if any, covering periods subsequent to the date of such destruction or injury, shall be promptly refunded to Lessee, in the proportion aforesaid. Should a substantial part or the whole of the premises be so destroyed or rendered untenable, Lessee may at its option quit and surrender possession of said premises hereby leased, and may, if the Lessor is notified within one hundred eighty (180) days from the destruction, upon the completion of the repairs or restoration of said building, reoccupy the premises upon the terms and conditions herein set forth, the rent to commence from the date of such reoccupation. If the Lessee does not exercise the option herein provided, it shall be understood that the premises shall be surrendered and this lease shall terminate.

14. Lessee shall have the right to renew this lease, upon the same terms and conditions for a further period of ONE (1) year from the date of the expiration of the primary term hereof, by giving written notice of its intention so to renew not less than Thirty (30) days before the expiration of the said primary term. Said option period to be upon the same terms and conditions as the primary term.

PLEASE INITIAL
 [Signature] / [Signature]

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