

improvements made in, on or to such Demised Premises by Lessee shall be at Lessee's own expense. Removable fixtures shall remain the property of Lessee and at its option may be removed from the Demised Premises at the expiration of the term or terms of this Lease. Upon the termination of this Lease, Lessee shall deliver possession of the Demised Premises to Lessor in the same condition as received, or as changed or altered by ordinary wear, tear, and deterioration and damage by the elements or unavoidable casualty.

7. 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 Demised Premises for the term aforesaid.

8. Lessee shall have the right of ingress and egress to and from the northwesterly side of said Demised Premises on and over that certain strip of land, property of Lessor, designated as "existing driveway" on Attachment I.

9. At Lessor's sole option, Lessee shall have the right to renew this Lease, upon the same terms and conditions, except that the annual rental shall be \$3,000.00, for a further period of Five (5) years from the date of the expiration of the initial term hereof, by giving written notice of its intention so to renew not less than Thirty (30) days before the expiration of the said initial term.

10. If Lessee renews this Lease as aforesaid, at Lessor's sole option, Lessee shall have the further right to renew this Lease for an additional period of Five (5) years from the date of the expiration of the first renewal period, by giving written notice of its intention so to renew not less than Thirty (30) days before the expiration of the first renewal period. Said renewal period to be upon the same terms and conditions as the first renewal option, except that the annual rental shall be \$3,500.00.

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