

thereof, all such additions or improvements shall become and remain the property of Lessor. It is understood and agreed that Lessee shall not make or caused to be made any alterations or additions to the premises, other than those set forth above, unless it has first obtained the written consent of Lessor, although such consent shall not be unreasonably withheld.

2. RENTAL. Lessor hereby reserves and Lessee covenants and agrees to pay to Lessor, as rental for the use of said premises during said term, the sum of Six Thousand Dollars (\$ 6000.00), payable in thirty (30) monthly installments of Two Hundred Dollars (\$200.00) each between the first and tenth day of each month during said term. It is understood and agreed, however, that should Lessee decide to pave said premises as provided in paragraph 1 above, rental accruing for the first four months of the term, or the sum of Eight Hundred Dollars (\$800.00), will be allowed as credit against the cost of such paving and may be retained by Lessee.

3. RENEWAL. Lessee is granted the right, at its option, to renew this lease for an additional period of two and one-half (2-1/2) years, at a rental for the full extended term of Seven Thousand, Five Hundred Dollars (\$7500.00), payable in thirty (30) monthly installments of Two Hundred and Fifty Dollars (\$250.00) each, upon giving to Lessor notice in writing of intention so to renew at least ninety (90) days prior to the expiration of the term hereinabove provided. Should said renewal option be exercised by the Lessee, the Lessee is granted the further right, at its option, to renew this lease for a second additional term of two and one-half (2-1/2) years, at a rental for the full extended term of Nine Thousand Dollars (\$9000.00), payable in thirty (30) monthly installments of Three Hundred Dollars (\$300.00) each, upon giving to the Lessor notice in writing of intention so to renew at least ninety (90) days prior to the expiration of the first extended term. During any and all such renewal periods, the terms and conditions of this lease, except as otherwise provided as to rental, shall remain in full force and effect. Upon the termination of the second renewal period, Lessee shall have the right, at its option, to meet the best firm offer, acceptable to Lessor, which is made by any other person, firm, or corporation for an additional lease of said premises, and Lessee shall have ten (10) days after notice of such offer to accept or reject.

(Continued on next page)