

4. Lessor hereby grants to Lessee two separate and successive options, each to extend the term of this lease, for an additional period of five years upon the same terms, covenants and conditions, including rental, as those herein stated. To exercise any such option, Lessee shall give Lessor written notice thereof six months prior to the end of the original or extended term then in effect. In the event that the City and County taxes on the property leased to Lessee, including the parking lot, be increased above the amount assessed by the City and County taxing authorities for the year 1969, then any increase in said taxes is to be split jointly between Lessor and Lessee.

5. The premises shall be used only for the operation of a super-market (for the sale of groceries, meat and other items generally sold by supermarkets) and no delicatessen shall be operated in the center without Lessee's written consent. Premises shall not be used for any illegal purposes; nor in any manner to create any nuisance or trespass; nor in any manner to vitiate the insurance or increase the rate of insurance on the premises.

6. Lessee shall pay water, gas, electricity, fuel, light, heat and power bills for leased premises, or used by Lessee in connection therewith. If Lessee does not pay the same, Lessor may pay the same and such payment shall be added to the rental of the premises.

7. Lessor agrees to keep in good order and repair the parking areas and the building's structural elements (structural elements shall include said elements of building's walls, floors and foundation), the roof

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