

such default has continued for ten days, notify the Lessee by registered mail to remedy such default, and if the Lessee does not remedy the default within 20 days after the postmark date of said registered letter, the Lessor may terminate this lease and require the Lessee to vacate the premises hereby leased, or may enter the premises and expel the Lessee therefrom, or the Lessor may in lieu of the above or in conjunction therewith pursue any other lawful right or remedy incident to the relationship created by this lease.

13. If at any time during the term of this lease the Lessee shall make an assignment for the benefit of creditors, or if the Lessee, or any business of the Lessee in possession of the premises, is placed in receivership or bankruptcy, by either voluntary or involuntary proceedings, the Lessor, without any other notice or demand, may terminate this lease and require the Lessee to vacate the premises hereby leased, or may enter the premises and expel the Lessee therefrom, or the Lessor may in lieu of the above or in conjunction therewith pursue any other lawful right or remedy incident to the relationship created by this lease.

14. Upon paying the monthly rent as herein provided for and keeping and observing the other terms and conditions of this lease, the Lessee shall and may peaceably and quietly hold and enjoy the leased premises during the term thereof and any extensions.

15. The Lessee shall have the right and option to purchase the leased premises at the expiration of each and every five (5) year period during the term of this lease or any extensions thereof measured from the agreed upon initial date of lease, by giving ninety (90) days written notice of its election to exercise this purchase option. It is agreed that the purchase price at any such time shall be the reasonable market value of the said property at such time, to be determined by appraisals by qualified appraisers. In the event Lessee wishes to determine the reasonable market value of the property in connection with its option to purchase the qualified appraisers who are to determine its reasonable market value shall be selected one by the Lessor,

(Continued on next page)