

shall not be deemed "in default" until the expiration of ten (10) days following the due date of any installment of rent as is hereinabove provided.

13. At the expiration of the term of this Lease or any extension thereof, the LESSEE shall vacate the premises and deliver said premises as a peaceful possession thereof to the LESSOR in as good condition and state of repair as when accepted by LESSEE, reasonable and natural wear and tear and natural deterioration excepted.

14. All of the conditions, agreements and provisions herein contained shall extend to and be binding upon the heirs, executors, representatives, administrators, successors, and assigns of the respective parties hereto.

15. The LESSEE shall have the right and option to extend the above mentioned Lease for an additional term, the terms of which shall be negotiated by and between the LESSOR and LESSEE; provided, the LESSEE gives notice to the LESSOR at least Six (6) months prior to the expiration of the above mentioned Lease and provided further that said Lease shall be renegotiated and a new Lease executed prior to the expiration of the above mentioned Lease.

16. BINDING UPON SUCCESSORS: All the provisions herein contained shall bind and inure to the benefit of the parties hereto, their heirs, executors, administrators, successors and assigns.

This agreement is executed in duplicate and each copy of same shall constitute original evidence thereof, and both parties acknowledge receipt of one copy of same.

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