

4. Tenant shall pay to Landlord net rentals, payable in equal monthly installments, as follows, commencing for the first five years a net annual rental of \$15,000.00 per year; for the succeeding ten years a net annual rental of \$18,000.00 per year; for the succeeding ten years a net annual rental of \$20,000.00 per year.

5. Tenant shall be responsible for and pay all ad valorem taxes on the real estate herein described and improvements thereon.

6. It is contemplated that Tenant will construct improvements on the leased premises. At the conclusion of this Lease or any extension thereof, any such improvements shall become the property of Landlord. Tenant shall hold Landlord harmless from any claim, demand or suits connected with or arising from the use of the premises or any improvements constructed thereon.

7. In the event of failure of the Tenant to pay the rental when due, or in the event the Tenant goes into voluntary or involuntary bankruptcy or receivership or makes a general assignment for the benefit of creditors, or files or has filed against it a petition pursuant to any federal or state law for the extension of its debts or for an arrangement or reorganization, then and in any one of such events, the Landlord may, after given ten (10) days' written notice by registered mail of its intention to do so, either (a) declare the full rental price for the entire term immediately due and payable and resort to any legal remedies at law or in equity for the enforcement or collection of the rent (this provision being supplemental to and not in lieu of the lien created in favor of the Landlord by statute), or to recover damages for the breach of said covenants, or (b) declare this lease terminated and take possession of the

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