

6. The Lessor agrees that the Lessee may erect a building and make other improvements on the demised premises at any time during the term of the lease; provided, however, that at the expiration of the said lease term, the Lessee will peaceably yield up to the Lessor, its successors and assigns, the premises and all improvements, erections and additions made upon the premises.

7. Lessee agrees to pay all taxes and assessments levied against the property.

8. In the event of the death of the Lessor during the term of this lease, Lessee is hereby given an option to purchase the leased premises at a price equal to the true value of the property, exclusive of improvements thereon. True value shall be determined in the manner described in Paragraph 5 of this lease document and the option to purchase shall be exercised by notice in writing to Lessor's legal representatives at least thirty days before the expiration of one year from death of Lessor and by payment of the purchase price within thirty days from such notice. Rent will be pro rated as of date of purchase.

9. The Lessee agrees that this lease shall not be assigned nor shall the premises or any part thereof be subleased without the written consent of the Lessor. Provided, however, Lessee may assign the lease in whole or in part to a corporation or partnership in which one or both of Lessees or their heirs, are the principal owners, and may sublease from time to time portions of the property for the use of its office and commercial tenants.

10. Lessee may mortgage its leasehold interest in the premises.

11. In the event that the Lessee places a mortgage loan upon the buildings and improvements constructed on the property and the Lessor is provided with the name and address of such mortgage loan holder, then the Lessor agrees to give the same written notice to such holder as it gives to the Lessee of any violation of the terms and conditions of the Lease. The Lessor agrees that