

This Lease contains no provision for any extension or renewal of its terms. At the termination of the five (5) year lease period, the Lessee will immediately vacate the premises covered by this Lease, unless and until a new Lease Agreement, separate and apart from this instrument, is entered into by mutual consent of the parties hereto, their successors and assigns.

If the premises are totally, or to an extent rendering them unusable by the Lessee for the purposes hereby intended, destroyed by storm, fire, lightning, earthquake or other casualty, this lease shall terminate as of the date of such destruction, and rental shall be accounted for as between Lessor and Lessee as of that date. Any repairs to said damaged premises, or the reconstruction thereof, or any other effort to make the subject premises, after such total or partial destruction, habitable by the Lessee for the purposes intended by Lessee, shall be accomplished only by new written agreement between the parties hereto, based upon their mutual consent, independent of this instrument.

It is further covenanted and agreed that in the event of bankruptcy of the Lessee or in the event that it should be placed in the hands of a receiver or other fiduciary to act for the benefit of creditors, the Lessor may, at its option, declare this lease immediately terminated and take possession of the premises.

Should the Lessee fail to make any payment of the monthly rental herein specified within thirty (30) days after the same shall become due or fail to perform any of the covenants or agreements herein contained, the Lessor may, at its option, take immediate possession of the leased premises, collecting the rental up to the time of retaking of such possession.

Lessee to pay all increases in City and County taxes.

This Lease, and the benefits to the Lessor thereunder, is assignable by the Lessor at his discretion, without approval of the Lessee. However, the Lessee may not so assign this Lease, or the benefits to the Lessee thereunder, or sublet all or any part of the leased premises,

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