

rentals reserved by this Lease and performs and observes all the covenants and provisions hereof to be performed and observed by Lessee, Lessee shall quietly enjoy the leased premises, subject, however, to the terms of this Lease, and Lessor will warrant and defend Lessee in the enjoyment and peaceful possession of the leased premises throughout the term of this Lease, including any extension hereof, or other holdover occupancy.

22. Access to Leased Premises. Lessor or Lessor's agents shall have the right to enter the leased premises at all reasonable times for the purpose of inspecting or examining the same and to make such repairs as Lessor shall deem necessary or as may be required to be made by Lessor.

23. Additional Agreement on Extraordinary Wiring. Lessor agrees to provide a 600 Amp panel and service into the building, however, Lessee agrees to pay, upon the commencement of this Lease, the difference between the ordinary 200 Amp panel and service and the 600 Amp panel and service. At the end of the five (5) year Lease, if Lessee does not renew his Lease Option, Lessee is entitled to reimbursement of all machinery and wiring the Lessee has had installed at its expense. Owner will reimburse whatever monies were paid for the difference in the 200 Amp panel and service and the 600 Amp panel and service as well as the installation costs paid by the Lessee at the commencement of this Lease. If, however, the Lease is renewed by Lessee at the end of the five (5) year period, no reimbursement will be given, as stated in this paragraph.

24. Option to Extend Lease. The Lessee shall have the option to extend the within Lease for an additional five (5) years. The rental for the renewal term shall be the same as the original terms with cost of living increase added, which is to be determined by the United States Government. Renewal terms shall be exercised by Lessee by delivery to Lessor of written notice of its intention to exercise such option no later than ninety (90) days prior to the termination of the term of the Lease then in effect.

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