

additional five (5) years at a rent of One Thousand and no/100 (\$1,000.00) Dollars per month, provided that the Lessee is not in default hereunder and that on or before ninety (90) days from the expiration of the original term of this lease the Lessee shall have given written notice to the Lessor of his election to exercise said option.

(1) The Lessee hereby agrees to pay to the Lessor by way of rent for said premises the sum of Eight Hundred and no/100 (\$800.00) Dollars per month during the entire term hereof which sum shall be due and payable in advance on the first day of each month.

(2) The Lessee further covenants and agrees:

(a) not to do or permit to be done anything upon said premises which would constitute or become a nuisance.

(b) not to assign this lease or sublet the premises or any portion thereof without the prior written consent of Lessor which consent shall not be unreasonably withheld. However in the event of an assignment Lessee shall not be relieved from any obligation created under the terms of this Lease.

(c) To furnish at his own expense such light, heat, water, power, and other utilities as may be necessary for the Lessee's use of the premises.

(d) To observe and comply with all laws, ordinances, rules or regulations of the appropriate governmental authority applicable to the conduct of Lessee's purposes upon the leased premises.

(e) To pay when due all County and State ad volorem taxes and special assessments levied against the leased premises.

CONTINUED ON NEXT PAGE

9 9 7 6  
4328-RV-2