

If Lessee shall exercise the above option to renew this Lease, it shall do so by written notice to Lessors no less than 90 days prior to the expiration of the original term of this Lease.

It is understood and agreed that in the event the Lessee shall exercise the option herein granted to renew this Lease, all the other terms, covenants, conditions and agreements herein contained which were effective during the original term hereof shall remain in full force and effect during such renewal term.

VI-B. Lessors also hereby grant unto Lessee the following option:

The first right and option to renew this Lease upon the termination of the first renewal option hereinabove set out in Sec. VI-A. If the parties cannot agree on the terms thereof, then Lessee shall have the first right and option to enter into a new lease of the derised premises upon the terms and conditions contained in any bona fide offer made to Lessors by any responsible third party desiring to lease said premises for the use aforesaid which Lessors shall desire to accept. The terms and conditions contained in any such offer and the name and address of the party making the offer shall be communicated by Lessors to Lessee in writing and Lessee shall have until thirty (30) days after receipt of same in which to accept or reject a lease on such terms and conditions. If Lessee shall exercise said option, it shall do so by notice in writing to Lessors in the manner hereinafter provided for notice.

It is understood and agreed that in the event of the exercise by Lessee of the foregoing option, all the terms, provisions and conditions of this Lease not specifically covered in the

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foregoing offer shall be and remain the same as provided in this Lease.

It is further understood and agreed that the provisions of this Paragraph VI-B shall survive the termination of this Lease for a period of one (1) year; expressly subject, however, to the aforesaid thirty (30) day acceptance period.