

upon by the Landlord and Tenant at the expiration of the ten (10) years above referred to. However, in order to exercise this option the Tenant must give the Landlord at least ninety (90) days written notice of such intention to exercise the option.

This Lease is subject to the following conditions:

1. The Landlord covenants that the Tenant on paying said rental and performing the covenants and conditions of this Lease shall and may peaceably and quietly have, hold and enjoy the above described property for the terms aforesaid.

2. In the event the Tenant shall fail to perform the covenants and conditions of this Lease or in the event he should fall more than thirty (30) days arrears in the payment of any rental, then the Landlord shall have the right, at his option, to declare this Lease terminated.

3. The Tenant shall have the right, with the consent of the Landlord, to sublet all or any portion of the premises above described. It is understood and agreed between the parties hereto that the Landlord shall not unreasonably withhold said consent.

4. The Tenant agrees that he will maintain the interior of the premises in a good and sufficient condition, including air-conditioning and heating equipment, less, however, normal wear and tear; however, the Tenant does not agree to be responsible for any structural repairs required on said premises and to keep the building structurally sound at all times. The Landlord further agrees that he will be responsible for all exterior painting and exterior repairs.

5. The Landlord shall have the right to enter the premises at reasonable hours to examine the same and to make such repairs, additions or alterations as he shall deem necessary for the safety, preservation or restoration of said building or for the safety or convenience of the occupants thereof.

6. The Tenant agrees to observe and comply with all laws, ordinances, rules and regulations of the Federal, State, County and Municipal authorities applicable to the business to be conducted by the Tenant on said premises and to the Tenant's occupancy thereof. The Tenant agrees not to do or permit anything to be done in said

(Continued on next page)