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(14) If all of the renewal options referred to in Paragraph (1) above are exercised by the Lessee as therein provided, then during the final one (1) year term of this Lease, the Lessee shall have a "first refusal option" to renew this Lease further upon such acceptable terms and conditions as may be offered to the Lessor by any third party, or upon such other terms and conditions as may be agreed upon by the Lessor and the Lessee. Thus, if the Lessor received an offer acceptable to it for leasing said leased property, or any part thereof, the Lessor will give the Lessee at least thirty (30) days' prior written notice of such offer, specifying in said notice the terms and conditions offered and giving the Lessee an opportunity to lease such property upon such acceptable terms and conditions. Said first refusal option may be exercised thereupon by the Lessee by notifying the Lessor to that effect within said thirty (30) day period after receipt of such notice, the option to expire unless so exercised by the Lessee.

(15) It is agreed that the Lessee shall have the right to assign this Lease to any corporation organized and controlled by him, provided that he shall remain fully obligated under the Lease in accordance with the provisions of Paragraph (13) (c) hereof.

(16) The Lessor and the Lessee, respectively, do hereby bind themselves, their successors, heirs and assigns, to faithfully perform each and all of the duties, responsibilities and covenants herein contained and set forth in this Lease Agreement.

IN WITNESS WHEREOF, the Lessor has caused its corporate seal to be hereunto affixed and these presents to be subscribed

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