

payment of rental or otherwise, and shall remain in default for a period of thirty (30) days after notice from Lessor by registered mail to it of such default, Lessor shall have the privilege of terminating this lease and declaring the same at an end, and shall have all of the remedies now or hereafter provided by law for recovery of rental and repossession of the demised premises.

For the considerations herein named, Lessor gives and grants to Lessee the exclusive option and privilege of extending the term of this lease for five (5) years beginning at the expiration of the original term hereof, provided Lessee shall notify Lessor of Lessee's exercise of such option sixty (60) days prior to the expiration of such original term, at a rental of TWO HUNDRED FIFTY AND NO/100 (\$250.00) DOLLARS per month payable in advance not later than the 20th day of each and every month. Upon the giving of such notice, this lease shall be extended, and shall continue in full force and effect, with all of the agreements, obligations, covenants and conditions herein set forth, for and during the extended term of years; and the execution by the parties of a new lease or an instrument of any kind, extending the term of this lease in accordance with such notice shall not be required.

In the event Lessee exercises the foregoing option to extend, Lessee shall have the exclusive option and privilege of again extending the term of this lease, beginning at the expiration of the foregoing option for an additional period of five (5) years, provided Lessee shall notify Lessor of Lessee's exercise of such option sixty (60) days prior to the expiration of the extended term provided for in the foregoing paragraph; it being nevertheless understood that in the event Lessee exercises the extension option granted in this paragraph, the rental during said five-year term shall be THREE HUNDRED AND NO/100 (\$300.00) DOLLARS per month payable in advance not later than the twentieth (20th) day of each and every month. Upon the giving of such notice, this lease shall be extended, and shall continue in full force and effect, with all of the agreements, obligations, covenants and conditions herein set forth, for and during the extended term of years; and the execution by the parties of a new lease or an instrument of any kind, extending the term of this lease in accordance with such notice shall not be required.

During the term of this lease or any extension thereof, Lessor shall pay all taxes and assessments, both general and special, levied or assessed against the leased premises. Lessee shall pay all such taxes chargeable against the property owned by it and located on said premises.

Lessor covenants and agrees to maintain, at its expense, in good condition and repair the roof, walls (exterior and interior), floors, ceilings and foundations of the Warehouse-Office Building leased hereby.

Lessee covenants and agrees to make, at its expense, repairs to the premises, including repainting, which are not specifically the obligation of the Lessor.

Should said premises or any portion thereof be destroyed or so damaged by fire or other casualty as to become unfit for occupancy or use, Lessor shall have sixty (60) days after notice from Lessee so to do to repair, rebuild or replace the damaged or destroyed property. The rent herein reserved shall abate from the

(Continued on Next Page)