

of competent jurisdiction, or if the Lessee shall make an assignment for the benefit of creditors, the Lessor shall have the right of his option to re-enter the premises and annul and terminate this Lease.

7. That if the Lessee shall breach the terms of this Lease and fail to correct said breach within ten (10) days after written notice thereof, the Lessor may at his option declare this Lease terminated and take immediate possession of the premises, collecting all rents up to the time of retaking possession of the premises, it being understood that this remedy is not exclusive but it shall be in addition to such other remedies as the Lessor may have under the laws of this State.

8. The Lessor hereby extends to the Lessee the right and privilege and the option to purchase the property described in this lease from the Lessor for the sum of One Hundred Thousand and No/100ths (\$100,000.00) Dollars. This option shall continue for a period of five (5) years from the date of this lease and the consideration therefor shall be the monthly payment of the rent provided in said lease.

In the event of the exercise of this option, the parties shall enter into a permanent agreement which will continue the rights and obligations of the parties with regard to ingress, egress and parking as set out in paragraph one of this lease. Lessee shall not pay additional consideration for such agreement.

Any conveyance pursuant to the exercise of this option shall include the right for the Lessee to use any water, sewer or power lines which might at that time belong to the Lessor and are then in use to supply utilities or services to the subject

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