

term. Lessee may exercise such option only if it is not in default under the terms of this lease and only by giving Lessor written notice of such exercise not more than one hundred twenty (120) days nor less than sixty (60) days prior to the expiration of the primary term of this lease.

4. EFFECTIVE DATE AND COMMENCEMENT DATE: The effective date of this lease shall be the date upon which all leasehold improvements are completed and accepted by Lessee which date is estimated to be September 1, 1976.

If the effective date of this lease is the first day of a calendar month, the commencement date of the five (5) year term hereof shall be the same as the effective date hereof.

If the effective date of this lease is other than the first day of a calendar month, the commencement date of the five (5) year term hereof shall be the first day of the calendar month next following the effective date hereof; and in such case the monthly rental for the period between the effective date hereof and the commencement date of the five (5) year term hereof shall be prorated and paid on the effective date hereof.

5. RENTAL: Lessee shall pay to Lessor rent for the demised premises during the primary term of this lease which rent (except as otherwise provided in paragraph 4 hereof) shall accrue from the commencement date, in the following manner and amounts:

(a) The rent herein specified shall be paid in advance, throughout the primary term and any extension hereof, not later than ten (10) days after the first day of each month from the commencement date of this lease at such reasonable place as Lessor may designate as provided in paragraph entitled NOTICES.

(b) Lessee shall pay a monthly rent during the primary term of this lease of Six Hundred and No/100 (\$600.00) Dollars.

(CONTINUED ON NEXT PAGE)