

premises. Re-entry shall not release Lessee from the obligation to make the minimum monthly payments reserved as rental, at the times and in the manner set forth here in. The proceeds derived from any reletting shall be applied first to the payment of any expenses incurred in reletting, then to the payment of rents as they become due, and finally towards the fulfillment of other terms in conditions of the lease, with the balance if any to be paid over to Lessee. Lessee shall pay to Lessor any loss or difference of rent for the remainder of the term, if Lessor shall recover the possession of the premises and is unable to relet the same under the terms provided herein; or to terminate the lease such termination be effective fifteen days (15) following receipt by Lessee of written notice of intention to terminate.

SECTION XVIII.

CONDEMNATION

If the demised premises or any part thereof or the whole or any part of the improvement situated on the demised premises shall be taken by any lawful authority under the power of eminent domain or shall during the continuance of this lease be destroyed by the action of public authorities and should any dispute arise between the Lessor and the Lessee regarding their rights as to damages or the status of this lease such dispute shall be arbitrated. The parties shall each select an arbitrator and the two arbitrators selected shall together select a third arbitrator. The three arbitrators shall determine the dispute and their decision shall be binding on the parties. The parties shall divide the cost of arbitration equally between them.

SECTION XX.

OPTION TO RENEW

Lessor grants to Lessee in option to renew this lease for a period of five years (5) after the expiration of the term of this lease at a rental of Six Hundred Dollars (\$600.00) per month.

The Lessor further grants to the Lessee an option to renew this lease at the expiration of the above mentioned five