

fair monthly rental, then each party shall select a qualified MAI appraiser, who shall jointly determine the fair monthly rental for the Premises. If the two appraisers so selected cannot agree upon a fair monthly rental, then the two appraisers shall in turn select a third whose determination of the fair monthly value shall be conclusive and binding upon the parties as the rental for the extension term.

It is understood that this provision for the determination of a rental for the extension term shall in no way obligate Lessee to exercise its right to extend this Lease.

All rentals to be paid hereunder shall be paid in advance on or before the tenth (10th) day of the month to Lessor at 1408 Fort Worth National Bank Building, Fort Worth, Texas 76102.

If the primary or any extension term of this Lease shall commence on a date other than the first day of a month or should any such term end on a date other than the last day of a month, rent for any such partial month shall be apportioned and Lessee shall pay Lessor monthly rent on the first day of the succeeding month, together with any rent so apportioned ~~liable for rent only~~ for the portion of the month during which the Lease term is in effect.

*AGF.
JMN*

6. It is understood and agreed that should Lessee hold over the said Premises beyond the termination of the said term, or any extension or renewal thereof, without first having extended or renewed this Lease by written notice, such holding over by Lessee shall not be considered as an extension of this Lease for any period longer than one month; provided that Lessor may terminate this Lease and require Lessee to vacate the Premises upon seven (7) days' written notice during any such hold-over period.

7. Lessor, for itself, its successors and assigns, agrees to keep the Premises free and discharged of liens and encumbrances adversely affecting the leasehold interest created hereby and further covenants that the Lessee, upon paying the net rent and all additional sums and other charges herein provided for, and performing all the other terms of this Lease, shall have continuous,

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