

to warrant and defend Sublessees to such peaceful and quiet use and possession of the demised premises against claims of all persons claiming by, through or under Sublessors.

2. To have and to hold the premises unto the Sublessees, their successors and assigns for the initial term commencing May 1, 1980, and ending at midnight October 4, 1988.

3. In further consideration of the within covenants, agreements and undertakings, the Sublessors do hereby give and grant to the Sublessees the option(s) to extend the term of the within Sublease for two successive additional periods, the first such period to be for ten years and the second such period to be for nine years, subject to all terms of the within Sublease and Senior Lease, (Exhibit A), with the exception of rental payments as hereinafter set forth. In the event Sublessees elect to exercise the option(s) to extend, written notice thereof shall be given to Sublessors no less than ninety (90) days prior to the expiration of the then current lease term.

4. The Sublessees covenant and agree to pay the Sublessors as rent during the initial term of the said Sublease the sum of Twelve Thousand and No/100 (\$12,000.00) Dollars per annum, payable in equal monthly installments of One Thousand and No/100 (\$1,000.00) Dollars per month, payable in advance beginning May 1, 1980, and continuing in advance on the fifth day of each and every calendar month during the term hereof.

In the event Sublessors extend the term of the within Lease as provided in Paragraph 3 herein, the rental payments shall be adjusted as follows:

- (a) For the first extension period, the rental shall be the sum of Fifteen Thousand and No/100 (\$15,000.00) Dollars per annum, payable in equal monthly installments of One Thousand Two Hundred Fifty and No/100 (\$1,250.00) Dollars.

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