

11. Lessee shall have the right to renew this Lease for a term of one (1) additional year by written notice given to Lessor on or before August 1, 1981. Rental payable by Lessee during such renewal term shall be Eight Hundred (\$800.00) Dollars per month payable monthly.

12. Lessor shall be entitled to sell the premises during the term of this Lease, provided that such sale shall not terminate this Lease nor any renewal term thereof and the buyer shall take the premises subject to this Lease and provided further that Lessor shall not sell the demised premises to any party during the term of this Lease without having first offered the premises for sale to Lessee for the same purchase price and on the same terms and conditions, in writing. If Lessee fails to accept such offer within fifteen (15) days then Lessor may proceed with the sale of the premises to the third party for the same price and upon the same terms and conditions as offered to Lessee.

13. If Jacques Mesmain dies during the term of this Lease then Elisabeth Mesmain shall have the option of terminating this Lease upon behalf of Lessee upon thirty (30) days written notice to Lessor. If Jacques Mesmain is transferred out of the United States by his employer then Lessee may terminate this Lease upon sixty (60) days written notice to Lessor. If Roy Connors dies during the term of this Lease then Mona Connors may terminate this Lease on behalf of Lessor upon thirty (30) days written notice to Lessee.

14. At the expiration of the Lease term, Lessee shall quit and surrender the premises hereby demised in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear thereof and damages by the elements accepted.

15. During the term of this Lease, Lessee shall be responsible for the payment of property taxes not including extraordinary assessments of a nonrecurring nature. Lessee shall be responsible for only a prorata portion of the property taxes payable for any year in which the premises are not occupied by Lessee for the entire year. Lessor shall furnish to Lessee a copy of the property tax notice with respect to the premises promptly upon receipt