

RENEWAL OPTION: The LESSORS grant the LESSEE an option to renew this lease for three (3) separate additional five (5) year periods with the rental rate for each five (5) year period to be negotiated and agreed upon at least seventy-five (75) days prior to the renewal date for each renewal period. The LESSEE is responsible for notifying the LESSOR of its intention to exercise each said option at least ninety (90) days in advance of the lease or option expiration date, or the option becomes null and void.

AFTER EXPIRATION: If the LESSEE shall remain in possession of the demise premises or any part thereof after the expiration of the term and/or renewal of this lease with the LESSORS' acquiescence and without any agreement of the parties, the LESSEE shall be only a tenant at will and all the term implies, and there shall be no renewal of this lease or exercise of any option by operation of law.

SURRENDER OF PREMISES: LESSEE will deliver up and surrender to the LESSORS possession of the premises hereby leased upon the expiration of this lease or its termination in any way in as good condition and repair as the same shall be at the commencement of said term, loss by fire, explosion, casualty or damage by elements, alterations, and ordinary wear and tear and depreciation excepted.

ASSIGNMENT: LESSEE shall not have the right to assign or sublet any part or portion of the described property without first obtaining the written consent of LESSORS. Such consent by LESSORS shall not be unreasonably withheld.