III.

At the end of the original term of this lease the entire lease may be renegotiated at the election of either party; provided, however, that should Landlords elect to rent or lease leased premises subsequent to the expiration of the original term of this lease agreement or to sell the leased premises, at any time during the term of this lease and for a period of 10 years thereafter, Landlords shall give Tenant the right of first refusal to rent, lease or purchase the leased premises upon such terms and conditions as are contained in a bona fide firm offer from any person, firm or corporation not a party to this agreement to so rent, lease or purchase. Said right of first refusal shall be binding upon Landlords for a period of ten days subsequent to receipt by Tenant of written notice from Landlords containing the terms and conditions of said bona fide firm offer.

IV.

Tenant covenants and agrees to pay Landlord as rental for and during the term of this lease the sum of Three Thousand, Six Hundred and No/100 ($3,600.00) Dollars per lease year, due and payable in installments of Three Hundred and No/100 ($300.00) Dollars per month, which monthly installments shall be payable in advance on or before the 1st day of each calendar month during the term of this lease.

V.

It is mutually agreed that in the event Tenant shall default in the payment of rent when due, Landlords shall forward notice in writing of such default to Tenant and failure of Tenant to cure such default within thirty (30) days after receipt of such notice shall, at the option of the Landlords, work as a forfeiture of this lease. It is further understood and agreed that in event any default on the part of the Tenant, either in the payment of rent or otherwise, remains uncured for a period of thirty (30) days after receipt by the Tenant of notice of such default, or in the event the Tenant shall be adjudicated bankrupt, either voluntarily or involuntarily, or makes an assignment for the benefit of its creditors, or in the event a receiver is appointed for the Tenant's