

not in default under the terms of this Lease and only by giving the Lessor written notice of such exercise not later than one hundred twenty (120) days prior to the expiration of the primary term of this Lease or any extended term hereof. Should the Lessee elect to extend the term of the within Lease as provided above, the Lessee shall pay to the Lessor a rent for the demised premises of Two Thousand Four Hundred Sixty and No/100 (\$2,460.00) Dollars, which rental shall accrue from the date of the commencement of said term, in an amount equal to Two Hundred Five and No/100 (\$205.00) Dollars, payable on the first day of each month, in advance.

4. Commencement Date: The term of this Lease shall commence on October 1, 1982. In connection herewith, it is understood and agreed that every twelve calendar months from such commencement date shall constitute a lease year. It further is understood and agreed that the Lessee shall be permitted to install trade fixtures, store inventory and equipment and to make the demised premises generally ready for occupancy prior to the commencement date of this Lease.

5. Rental: The Lessee shall pay to the Lessor a rental for the demised premises during the primary term of this Lease of Two Thousand One Hundred Sixty and No/100 (\$2,160.00) Dollars, which rental shall accrue from the date of the commencement of said term, in an amount equal to One Hundred Eighty and No/100 (\$180.00) Dollars per month, payable on the first day of each month, in advance, beginning on the commencement date of this Lease.

6. Use of the Premises: The Lessor acknowledges that the Lessee contemplates using the demised premises, and buildings and improvements thereon, for professional purposes and not for any other commercial or retail purposes. The Lessee covenants and agrees not to occupy or use the demised premises or permit the same to be occupied or used contrary to any statutes, rules, orders, ordinances, requirements or regulations applicable thereto, or in a manner which would constitute a public or private nuisance. The Lessor shall provide the services of

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