

Article 4. Option to Renew. Tenant is granted two (2) consecutive ten (10) year options to renew this agreement upon the same terms and conditions as the original lease term. Said option shall be exerciseable by Tenant's giving written notice to Landlord no later than 120 days prior to the end of the original term or any renewal thereof.

Article 5. Right To Terminate. Landlord shall have the right to cancel this agreement upon the following conditions:

(1) If, as a result of a bona fide change or expansion in the use by Landlord of its adjoining land, the use of the leased property by Tenant would operationally interfere with or limit Landlord's use of the adjoining premises or if buildings, improvements, or other structures, pursuant to such bona fide changes or expansion, would encroach onto the leased property, in whole or in part, and

(2) Landlord gives 120 days written notice of cancellation to Tenant, or

(3) Tenant fails to perform its obligations under this agreement and such failure to perform is not corrected within 15 days after notice from Landlord of such failure to perform or if such failure to perform occurs repeatedly and unreasonably.

Article 6. Tenant's Right to Cancel. Tenant shall have the right to cancel this lease upon the giving of 120 days written notice of such cancellation to Landlord.

Article 7. Construction. Tenant shall grade and pave said leased property so as to construct a suitable driveway for vehicular traffic. Tenant agrees to pay all costs of said grading, construction and paving. Tenant further agrees to maintain and repair the leased property, including keeping the said premises clear of all rubbish, snow and other debris.

Article 8. Use of Premises. Tenant agrees to use the leased property solely as a driveway for purposes of ingress and

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