

advance. It is further understood and agreed between the parties that said lease shall contain the following:

A. A clause giving the party of the second part an option to renew said lease for an additional term of five (5) years on the same terms and conditions, and that said renewal lease shall also contain an option to renew, and each and every succeeding renewal lease shall contain the same option to renew.

B. A clause giving the party of the second part the option to purchase the grounds, premises and buildings thereon, from the heirs of the party of the first part in the event the party of the first part shall die during the term of the tenancy of the party of the second part, for a sum equal to the fair market value of the premises and buildings thereon and in no

event for a sum less than that for which the said property can be sold to another purchaser.

C. A clause prohibiting the party of the first part from conveying, selling, assigning, encumbering or otherwise disposing of the said premises and buildings thereon, during the term of the tenancy by the party of the second part unless he shall first offer the said premises for sale to the party of the second part for the purchase price of a sum equal to the fair prevailing market value of the said premises and buildings which shall not be more than an amount offered and acceptable to the party of the first part for the purchase of said property by any other person, and said offer given to the party of the second part shall be refused by him in writing.

D. A clause providing that the party of the second

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