

OPTION

As a part of the consideration hereof, the Lessee is hereby extended an option to renew this lease for an additional period of three (3) years on the basis of a monthly rental as above stated. It is expressly understood by the parties hereto that this option must be exercised by the Lessee by giving written notice to Lessor to be received by Lessor no later than sixty (60) days prior to the end of the initial lease period. It is further agreed by the parties hereto that this lease shall continue from year to year on the same terms unless the party desiring to terminate it after the expiration of the term above mentioned or the option term above mentioned give to the other party thirty (30) days written notice previous to the date of the desired termination.

IMPROVEMENTS, REPAIRS AND UPKEEP

It is expressly understood by the parties hereto that Lessor shall not be responsible for any repairs or upkeep to the premises or for making any improvements to the premises either before or during the term of this lease, or any extension thereof. On the contrary, Lessee covenants to keep the building and land in good condition and repair throughout the term of this lease. Lessee shall be responsible for making any improvements and alterations during the term of this lease. Lessee shall have the right to make any minor alterations, improvements, repairs and decorations at will so long as such do not tend to decrease the value of the property, but any alterations or repairs requiring any structural changes to the building, or any alterations to the land of a permanent nature, shall first be approved by Lessor. Lessor agrees to repair the roof should it leak and shall keep the roof in good repair.

The Lessor, however, agrees to place an air conditioning unit in the building on the premises described above at a cost not exceeding Three Hundred and no/100 (\$300.00) Dollars.

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