

(10)—Assessments. Lessee shall in no event be responsible for or assume any obligation to pay any outstanding or future assessments for street or sidewalk construction, paving or improvements, street repairs, street widenings, sewers, water lines, or assessments of any character imposed with respect to the demised premises, and the lessor agrees to assume all obligations to pay such assessments.

(11)—Water Rents. Lessee agrees to pay all water rents accruing upon said property for any period falling wholly within the term of this lease and a proper pro rata part of any such water rents for any period falling partly within said term.

(12)—Options to Purchase. Lessor hereby grants to lessee the exclusive right, at lessee's option, to purchase the demised premises, together with all structures, improvements, and equipment thereon, free and clear of all liens and encumbrances (including leases which were not on the premises at the date of this lease) at any time during the term of this lease or any extension or renewal thereof.

~~for the sum of~~
~~of all~~

~~understood that if any part of said premises be condemned, the amount of damages awarded to or accepted by lessor as a result thereof shall be deducted from said sum;~~
~~(b) on the same terms and at the same price as any bona fide offer for said premises received by lessor and which offer lessor desires to accept. Upon receipt of a bona fide offer, and each time any such offer is received, lessor shall immediately notify lessee in writing of the full details of such offer, including the name and address of the offeror, whereupon lessee shall have thirty (30) days after receipt of such notice in which to elect to exercise lessee's prior right to purchase. No sale of or transfer of title to said premises shall be binding on lessee unless and until the foregoing requirements are fully complied with. If lessee elects to exercise lessee's prior right to purchase pursuant to any such bona fide offer, it is agreed that the terms and conditions set forth in the next to the last paragraph hereof shall govern such purchase.~~

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Each such option herein granted shall be independent of the other, shall be pre-emptive and continuing, and shall be binding upon lessor, lessor's heirs, devisees, legal representatives, successors and assigns. The election by lessee not to purchase said premises in the case of any bona fide offer referred to in (b) above shall not terminate or in any wise affect either of such options but each shall thereafter continue unaffected as set forth in this paragraph.

Upon receipt of lessee's notice of election to exercise either of the options granted herein, which notice shall be given in accordance with the Notice Clause of this lease, lessor shall immediately deliver to lessee, at lessor's expense, a complete abstract of title or other evidence of title satisfactory to lessee, and shall also furnish, at lessor's expense, an up-to-date survey by a licensed or registered professional engineer or surveyor showing elevation of property and corners marked with concrete monuments, upon receipt of which the lessee shall have a reasonable time in which to examine title, and upon completion of such examination, if title is found satisfactory, and upon tender of the purchase price to lessor, lessor shall promptly deliver to lessee a good and sufficient Warranty Deed conveying the premises to lessee free and clear of all encumbrances (including, but without limiting, any rights of dower or curtesy). All rentals and taxes shall be prorated between grantor and grantee to the date of delivery of the aforesaid deed.

Lessee's notice of election to purchase pursuant to either of the options granted in this clause shall be sufficient if deposited in the mail addressed to lessor or if sent by telegraph at or before midnight of the day on which the option period expires.

~~BY THE LESSOR OF HIS COVENANT~~
~~ALL COVENANTS EXISTING~~

(13)—Option to Extend Term. (a) The lessor hereby grants to the lessee the right and option to extend this lease

for three successive five (5) year periods upon the same terms, covenants and conditions as in this lease contained, except that the rental shall be (\$375.00) Three Hundred Seventy Five Dollars per month, for each five year extension period. Notice of lessee's election to exercise any or all of said options shall be by writing, addressed to lessor at least sixty (60) days prior to the expiration of the initial term or the first or second option period, and notice thereof shall be deemed sufficient if given in the manner hereinafter provided

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