

shall have the right to purchase this real estate at the agreed value of the land, i. e. Sixty-seven Thousand Six Hundred Thirty-one (\$67,631.00) Dollars, plus Eighty Percent (80%) of the exact final cost of the building and other improvements which are initially constructed upon the land prior to the commencement date of this lease. The said purchase price shall be paid in cash within thirty (30) days following the tenth (10th) year of the original lease. In the event that the building upon the land has been increased in size during the ten (10) year primary term of this lease, in accordance with the building expansion clause as written in the next following paragraph, then the purchase price of the real estate at the time the Lessee exercises its option to purchase shall be Sixty-seven Thousand Six Hundred Thirty-one (\$67,631) Dollars for the land, plus 80% of the final known cost of the building and other improvements which were placed upon the land prior to the commencement of the within lease, plus the exact final cost of any building addition or additions which may be constructed upon the land subsequent to the effective date of this lease, less 2% of the cost of such building addition or additions for each year between the completion date of each building addition or additions and the date on which the real estate is purchased by the Lessee.

16- At any time prior to the tenth anniversary of this lease, the Lessor will upon written request from the Lessee construct an addition or additions to the original building, upon the following conditions:

- (1) The character, location and use of the addition or additions to the building must be such that they will not impede or impinge upon the use of other land and buildings in Northwood Industrial Park.
- (2) Plans and specifications of such building addition or additions shall be subject to the written approval of both the Lessor and the Lessee and each such addition shall contain a minimum floor area of 25,000 square feet and all of the additions which may be required by the Lessee shall contain a combined floor area not exceeding 100,000 square feet.
- (3) The monthly rental as hereinabove stipulated shall be increased by .08333 ~~percent (.08333%)~~ of the actual cost of each building addition.
- (4) Concurrently with the agreement to construct any addition or additions to the building, the primary term of this lease shall be extended for a period equal to the time which has elapsed between the original date of this

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