

mutually agree upon the annual rental to be paid to the Lessors for the term beginning January 1, 2000, and ending at midnight on December 31, 2015, such annual rental to be equivalent to nine per cent (9%) net on the appraised value of the demised land, exclusive of any buildings or other improvements placed thereon by the Lessees or their tenants. In the event the Lessors and the Lessees, their Heirs, Executors, and Assigns, are unable to agree upon the appraised value of the demised land, excluding any buildings or other improvements placed thereon by the Lessees or their tenants prior to July 1, 1999, said valuation will be fixed by one appraiser to be selected by the Lessors and one appraiser to be selected by the Lessees. In the event the two appraisers so selected are unable to agree on the valuation of the land, the two appraisers shall select a third appraiser and the valuation of the land as established by any two of the three appraisers shall be fixed and binding upon the Lessors and the Lessees, their Heirs, Executors and Assigns.

Any improvements placed on the premises by the Lessees shall be at their own expense and Lessees shall be responsible for the upkeep of such improvements during the term of said Lease and such improvements shall be and become property of Lessors upon the termination of said Lease.

At the expiration of the term of this Lease, Lessees will surrender the premises in good condition and repair, reasonable wear and tear excepted.

After the expiration of the term of the Lease, Lessees may remove their furnishings and such other of their property on the premises as can be removed without damage to the constructual part

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