

various subleases may be entered into and/or assigned, the rights under which derive from this lease agreement, Lessor agrees that in the event of default she will give to Lessees written notice of said default and Lessees shall have a period of thirty (30) days thereafter within which to cure said default; and in the event said default is not cured within said thirty-(30) day period, Lessor agrees to give to any assignee or sublessee, of which Lessor has actual knowledge or written notice, an additional thirty-day period after written notice to such assignee or sublessee within which said default may be cured. The word "assignee" as herein used includes any person or corporation who holds this lease or any sublease as security for any loan.

7. Lessor agrees to continue her efforts to acquire title from the Highway Department to a strip of land lying between the premises described in paragraph 1 hereof and Church Street, and agrees to purchase the same when available, upon request of Lessees, and when so acquired will lease the same to the Lessees herein for the remaining period of this lease, the Lessees to pay the Lessor as an annual rental, the sum of six (6%) per cent of the purchase price thereof each year during the tenure of this lease, payable in twelve (12) equal monthly installments, and in addition thereto to pay all taxes thereon during said period. It is understood and agreed that all provisions of this lease shall apply with equal force to the property acquired from the Highway Department.

8. It is understood and agreed between Lessor and Lessees that upon the termination of this lease all buildings and improvements of every nature placed thereon by the Lessees, their heirs and assigns, or subtenants and their heirs and assigns, shall be and become the property of the Lessor, her heirs and assigns.

9. Lessor shall put Lessees in possession of the demised premises and covenants and agrees that during the continuance of this lease or renewals thereof, Lessees shall have quiet possession and enjoyment of the premises.

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