

days prior to the expiration of the first renewal. The renewal periods are to be on the same terms and conditions as herein provided with the exception of the annual rental. The annual rental is to be adjusted as compared to the primary term (\$3,000.00 per annum) by an increase of ten (10%) per cent of that rental (\$300.00 more per year) for the first renewal period, making an annual rental of \$3,300.00, and then by a further increase of ten (10%) per cent of the annual rental (\$330.00 additional for the second renewal), making the annual rental for this term \$3,630.00.

9. Termination of Lease: It is mutually agreed and understood between the parties hereto that this Lease may be terminated or cancelled before the expiration of this Lease as follows, and only as follows:

- (a) By mutual consent of both Lessor and Lessee, said consent to be in writing, signed by both parties.
- (b) By the breach of any of the terms of this agreement.
- (c) By operation of law.
- (d) If at any time the business of the Lessee is halted or limited because of applicable zoning ordinances.
- (e) As provided in Paragraph 7.

10. Surrender: Upon the expiration or other termination of the terms of this Lease, Lessee shall quit and surrender to Lessor the demised premises in good order and condition, ordinary wear and tear excepted. If the last day of the term of this lease, or any renewal thereof, falls on Sunday, this Lease shall expire on the business day immediately following. Lessee shall remove all property of Lessee as directed by Lessor and in failing to do so, Lessor may cause all of said property to be removed at the expense of the Lessee and Lessee hereby agrees to pay all costs and expenses thereby incurred.

11. Entire Agreement: This Lease Agreement contains all of the agreements and conditions made between the parties hereto and may not be modified orally or in any other manner than by agreement in writing signed by both parties hereto or their respective successors in interest.

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