

18. If Tenant remains in possession of the premises or any part thereof after the expiration of the term hereof without the express written consent of Landlord, or without exercising its option, such occupancy shall be a tenancy from month-to-month and all of the terms hereof shall be applicable to said month-to-month tenancy.

19. If either party brings action to enforce the terms hereof or declare rights hereunder, the prevailing party in any such action shall be entitled to his reasonable attorney fees to be paid by the losing party as fixed by the Court.

20. Tenant shall, at Tenant's expense, maintain in effect bodily injury liability and property damage liability insurance naming Landlord as an insured in connection with the use or condition of the premises in an amount of not less than One Hundred Thousand Dollars (\$100,000.00) for injury to or death of any one person in any one accident or occurrence and an amount of not less than Three Hundred Thousand Dollars (\$300,000.00) for injury to or death of more than one person in any one accident or occurrence.

Within ten (10) days after the execution of this lease, Tenant shall deliver to Landlord copies of policies of such insurance or certificates evidencing the existence and amount of such insurance with loss payable clauses satisfactory to Landlord.

21. In the event Landlord desires to sell the premises, Landlord shall furnish to Tenant, by certified mail, a copy of any bonafide offer to purchase the premises which offer must be in writing and shall give Tenant a right of first refusal for a period of thirty (30) days from such mailing to purchase the premises at the same price and on terms no less favorable. In the event Tenant does not elect, in writing by notice mailed to Landlord, to purchase the premises, Landlord may sell the premises at such price subject to this lease agreement. If the premises have not been sold by May 1, 1982, in the manner provided herein, Tenant shall have the option of purchasing the property so long as Tenant is not in default of this Lease, upon the terms and conditions set forth herein:

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