

This being the same property conveyed to Lessor herein by deed of Carolyn B. Jester dated August 12, 1970.

That the said building shall be built by the Lessor and it shall be a one-story structure, approximately 2400 square feet, of a brick veneer and metal construction, said building to be built by a contractor to be mutually agreed upon by Lessor and Lessee, said building to be ready for final use by July 1, 1973. The office building shall contain heating and air conditioning adequate for the purposes of the building and the interior shall be arranged according to Lessee's specifications suitable for offices to be used for conducting a medical practice. The Lessor shall provide sufficient parking commensurate with the use of the building for doctors' offices and said parking shall be conveniently located to the building.

TO HAVE AND TO HOLD the said leased building to be constructed upon the demised premises upon the terms and conditions hereinafter set forth.

ARTICLE II. TERM AND OPTION TO RENEW:

The term of this Lease shall commence on the date of delivery of the leased building once completed by the Lessor to the Lessee and shall end at midnight on the last day of the last month of the tenth (10th) lease year.

Lessee is hereby granted options to renew and extend the term of this Lease for two periods of five (5) additional years each under the same terms and conditions as set out herein with the exception of the rental which shall be negotiated at the conclusion of the original term of this Lease and at the end of the first five (5) year period to such an amount of rental commensurate with rental costs of similar type facilities at the time in question as determined by the parties to this Lease or by competent commercial appraisers suitable to the parties. The options to renew this Lease shall be exercised by the Lessee notifying the Lessor that he is exercising his option in writing delivered to the Lessor not less than sixty (60) days prior to the termination of the original lease period or additional five (5) year period. The parties shall then immediately proceed to re-negotiate the rental for the additional term with same to be determined on or before thirty (30) days prior to the conclusion of the existing term.

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LMV
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