10. It is further agreed by and between the Lessor and the Lessee that this Lease may be sold, transferred, or assigned, or the said premises or any part thereof sublet without the written consent of the Lessor.

11. All payments required to be paid to the Lessor by the Lessee under the terms of this lease shall be made to Ernest V. Chapman or to such other person or agent as the Lessor shall designate in writing to the Lessee.

12. The term of said Lease is for the period of five (5) years commencing ~~November 1~~ *December* 1, 1974 and ending ~~October 31~~ *November 30*, 19~~79~~ as set forth above, after which time said Lessee shall have the right and option to renew or extend this Lease for two (2) consecutive five (5) year terms commencing at the expiration of the original five (5) year term. Notice of said option shall be provided by the Lessee to the Lessor at least sixty (60) days prior to the the termination of the first five (5) year lease period if said option is exercised, shall be the same as during the previous period with increase in taxes and/or insurance only to the extent of increase in real estate tax on building and insurance on the building at the time of exercise of the option, it being understood Lessor shall continue to pay real estate tax and insurance in the amount agreed to at time of this signing.

13. It is understood and agreed by the parties hereto that if the Lessee constructs any buildings or makes any improvements to the real estate hereinabove described, it is understood and agreed by and between the parties that the buildings and improvements placed on these premises shall not become a part of the realty and will not become the property of the Lessor at the termination of this Lease Agreement.

14. This lease shall bind and inure to the benefit of the parties hereto and their respective, heirs, successors and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this day and year first above written.

IN THE PRESENCE OF:

Ronald E. Morris

M.F. Woodward

Ronald E. Morris

Ernest V. Chapman
LESSOR

Winston H. Woodward
LESSEE

John H. Osborne (as his assigns)