

- (c) Rental for the third year of the extended period shall be Two Thousand, Four Hundred Forty-Five Dollars (\$2,445.00) a month commencing December 1, 1989;
- (d) Rental for the fourth year of the extended period shall be Two Thousand, Five Hundred Forty-Five Dollars (\$2,545.00) a month commencing December 1, 1990;
- (e) Rental for the fifth year of the extended period shall be Two Thousand, Six Hundred Forty-Five Dollars (\$2,645.00) a month commencing December 1, 1991.

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6. First Refusal to Purchase. If during the first five (5) years of this lease term Landlord desires to sell the premises which are the subject of this lease, Landlord will give to the Tenant first refusal to purchase said premises upon the same terms and conditions as any bona fide offer. The Landlord shall give written notice to the Tenant of its intention to sell the premises and the terms and conditions of said sale by first class United States mail, properly stamped and addressed to the Tenant as provided herein for notices. The Tenant shall have sixty (60) days from the date of the postmark of said notice to purchase the premises upon the same terms and conditions as any bona fide offer. In the event Tenant fails to respond within the said sixty (60) day period by written notice to the Landlord by first class United States mail, postmarked within sixty (60) days of the notice sent to Tenant by Landlord, Tenant shall have been deemed conclusively to have refused said offer to purchase.

7. Maintenance and Taxes. It is understood and agreed that the Landlord shall maintain in good repair the roof and exterior walls in a safe, sound, and useable condition. The Landlord shall pay all real estate taxes, provided, however, that any increase in ad valorem taxes affecting said property over the 1981 taxes then in force and effect will be borne by the Tenant and Tenant shall promptly reimburse Landlord for the said increase.

8. Indemnity. (a) Tenant shall indemnify Landlord and save it harmless from suits, actions, damages, liability and expense in connection with loss of life, bodily or personal injury or property damage arising from or out of any occurrence in, upon or at or from the premises or the occupancy or use by the Tenant of said premises or any

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