

partial month of occupancy prior to June 1, 1980; the second lease year TWENTY ONE THOUSAND DOLLARS (\$21,000.00) payable at the rate of ONE THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$1,750.00) per month; the third lease year TWENTY THREE THOUSAND SIX HUNDRED TWENTY FIVE DOLLARS (\$23,625.00) payable at the rate of ONE THOUSAND NINE HUNDRED SIXTY EIGHT DOLLARS AND SEVENTY FIVE CENTS (\$1,968.75). That the parties hereto agree that said Lease shall be renewed at the end of the three (3) year term if mutually agreeable terms are reached and in furtherance of said negotiations each party shall make known their intentions to the other and outline the renewal terms acceptable to them not less than six (6) months prior to the end of the initial term; provided, however, that if no written extension of this Lease is executed, then it is hereby agreed that this Lease will be considered as extending and binding in all of its provisions after such expiration on a month-to-month basis, at a monthly rental of ONE THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$1,750.00), and so continue from month to month until one (1) month's notice be given by either party previous to the expiration such extended term.

3) The Lessors reserve the right to distrain Lessee's property for the non-payment of rent in the manner provided by law. In the event that the Lessee shall abandon or vacate the premises, or shall neglect to make any payment of rent when due, or shall neglect to do or perform any matter or thing herein agreed to be done or performed by the Lessee, and the premises shall remain vacant or the Lessee shall remain in default for a period of ten (10) days after the receipt by Lessee of written notice mailed by Lessors to Lessee by registered mail, the Lessors, at their option, may declare this Lease terminated and cancelled and may re-enter upon and take possession of the premises; but such re-entry, whether by way of ejectment of summary ejectment of the Lessee or otherwise, shall be without prejudice to any other legal remedies which the Lessors may have on account of such default by the Lessee, and the Lessee shall not thereby be relieved of liability under this Lease. It is expressly understood and agreed that, notwithstanding any such re-entry

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