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the commencement date hereinabove set forth, together with an option for five (5) additional years upon the terms and conditions and rentals provided herein.

3. Rental. The Lessee shall pay to the Lessor as rent for the premises during the primary term of this Lease the sum of Nine Hundred Ninety-eight and 67/100 dollars (\$998.67) payable in advance on or before the tenth day of each month of the primary term or any renewal term hereof.

4. Renewal Provisions. The Lessee is hereby granted an option, after the initial primary term of two (2) years, to extend the Lease for an additional five (5) year period, upon the same terms and conditions as herein contained, but at the primary rental of a sum equal to eleven percent (11%) of the then appraised value of the premises for each year of the term, with such sum to be divided into twelve (12) equal monthly installments and to be paid as hereinabove provided. The option granted hereunder must be exercised in writing and not sooner than ninety (90) days nor later than thirty (30) days prior to the expiration of the primary term of the within Lease. Upon Lessee's exercise of such option, arrangements shall be made to select an appraiser, satisfactory to both parties, who shall thereafter appraise the premises and render an appraisal in writing for the purposes of computing the rental, and Lessee agrees to pay the cost of such appraisal. In addition to the primary rental as herein provided, Lessee shall also pay all taxes, insurance, utilities and maintenance, including any increases during such option period.

5. Default. In the event that Lessee defaults upon the payment of any sum hereunder and fails to cure such default

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