

RIGHT OF FIRST REFUSAL

If at any time during the period this Lease is in force or any extension thereof, Lessor receives a bona fide offer acceptable to Lessor to purchase the premises leased herein, Lessor shall give to Lessee a written notice setting forth the name and address of the prospective purchaser and the price and terms of the offer. Lessee will then have the prior right to purchase the said premises at the price and on the terms of the offer, which right may be exercised by giving Lessor written notice within thirty (30) days after Lessee receives Lessor's notice. Lessee's failure to exercise his rights under this paragraph at any time shall not affect this Lease or the continuance of the Lessee's rights under this Lease provided no sale at such time is made or effected. Further, all rights, duties and obligations between Lessor and Lessee under this paragraph shall cease in the event of the Lessee's default under the terms of this Lease or in the event the Lease is terminated.

ARTICLE XVII

REPRESENTATIONS

Neither Lessor nor Lessee has made any representations or promises, except as contained herein, or in some further writing signed by the parties making such representation or promise.

[Handwritten signature]
1986