

and extending to midnight on the thirty-first day of December, 1988, shall be Six Hundred and No/100 (\$600.00) Dollars per month; for the term commencing January 1, 1989, and extending to midnight on the thirty-first day of December, 1992, the monthly rental shall be at such level rate as shall be determined within thirty (30) days prior to January 1, 1989, by three knowledgeable real estate appraisers, one of whom shall be selected by the Landlord, one of whom shall be selected by the Tenant, and the third of whom shall be selected by the first two appraisers, with the rental amount to be the average level amount as determined by the three appraisers; all other terms and conditions of the Lease shall remain unchanged. Each option to extend the term of this Lease shall be deemed to be automatically given, unless not later than thirty (30) days prior to the termination of the original term or the termination of any extended term the Tenant gives to the Landlord written notice that the Tenant shall not exercise its right or option to further extend this Agreement.

5. The Tenant shall, without any previous demand therefor, pay to the Landlord the said rent at the times and in the manner above provided, and in the case of non-payment of said rent at the times and place above stated, and if the same shall remain in default for fifteen (15) days after written notice thereof from the Landlord to the Tenant, or in case the said lease premises