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It is agreed that lessee may make such additions, alterations, replacements, and improvements upon the buildings and equipment on said premises as to it shall seem best for the conduct of its business, or for the use of said premises for any purpose authorized hereunder. All of said alterations and improvements shall be made at the expense of the lessee, and without obligation upon the lessor.

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It is agreed that any and all equipment or trade fixtures installed or located upon the leased premises by Lessee at any time shall be considered the personal property of Lessee and may, at any time, be exchanged, removed, or sold by Lessee without restriction; and the Lessee may enter upon said premises at any time prior to or within ten (10) days after the expiration of this lease or extension thereof for the purpose of removing any or all of its property or fixtures located on said premises.

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~~Lessee shall have the right and privilege to cancel and terminate this lease at the end of the third year of the term thereof or at the end of any year of said term thereafter by paying for lessor's account to the holder of lessor's note referred to in Paragraph 17 hereof 100 percent of the then unpaid balance of the face amount of said note less the unearned interest at that date, provided that lessee shall give lessor written notice of its intention so to do thirty (30) days in advance; and if this lease is so cancelled and terminated, lessee shall deliver to lessor a legally sufficient partial release of any and all mortgages, Deeds of Trust, bonds and other instruments given by lessor to lessee to secure the payment of said note to the extent of such percentage of such balance less unearned interest.~~

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In consideration of one (1.00) Dollar and other good and valuable considerations receipt whereof is hereby acknowledged, lessor hereby:

(a) grants to lessee, its successors and assigns, an option to purchase the premises herein leased at any time during the term of this lease or any renewal or extension thereof, for the sum of

subparagraph A does not apply, but subparagraph B does apply as a first refusal purchase option.

(b) agrees that should the lessor at any time during the term of this lease or any renewal or extension thereof receive one or more offers to purchase the premises herein leased ~~for a sum equal to the above option price~~ and any such offer is acceptable to lessor, then lessor shall give lessee written notice of such offer, stating the name and address of the offeror and the price, terms and conditions of such offer, and lessee, its successors and assigns, shall have an option to purchase the premises exercisable at any time within thirty (30) days after receipt of said notice at the price and upon the terms and conditions stated therein.

Should lessee exercise either of its options to purchase, written notice of such decision shall be given lessor, subject