

original term without further notice. The option on the part of the Lessee herein contained for the extension of the term of this lease shall not be deemed to give the Lessee any option for any further extension beyond the first extended term, unless Lessee shall have exercised the first option herein contained.

Section 4. During the period that the Lessor is doing work it must do in respect to the construction of the demised premises, the Lessee may enter the demised premises to do construction work and other work that it is obliged to do, provided said work does not in any manner interfere with the work of the Lessor; provided, however, that entry by the Lessee in or upon the demised premises for such purposes shall not be deemed or construed as a taking possession of the demised premises by the Lessee.

Section 5. Lessee shall have the right to delay the opening of its bowling center if, at the time herein fixed for the commencement of the term of this lease, the Lessor shall not have substantially completed the parking area and driveways there-to, adjacent to the building.

ARTICLE III - RENT

Section 1. The Lessee agrees to pay and the Lessor agrees to accept a fixed annual rent as follows:

(a) Eleven Hundred and Twenty-five Dollars (\$1,125.00) per alley bed, as the same shall be provided for in the floor plan of said building, whether or not every space so provided is actually furnished by the Lessee with bowling equipment.

(CONTINUED ON NEXT PAGE)