

consent of Lessor.

(10) Lessee shall have the option of renewing this Lease for an additional Five (5) year period by giving written notice thereof to Lessor at least Ninety (90) days prior to the expiration of this Lease and rentals shall be negotiated.

(11) Lessee further covenants and agrees that at the termination of this Lease he will deliver up said premises in as good condition as they shall have been at the beginning of the term, natural wear and tear alone excepted. If the business is discontinued or the premises vacated before the expiration of this Lease or any renewal thereof, then the whole of the unexpired term shall become immediately due and payable. Destruction of the premises by fire or other casualty making it unfit for occupancy or Ten (10) days arrears of rent shall terminate this Lease at the option of Lessor. In the event of bankruptcy or receivership of Lessee or should Lessee make any assignment for the benefit of creditors, Lessor may at his option declare this Lease immediately terminated and take possession of the premises.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the date and year hereinabove first written.

Tom Skelton (L.S.)
Lessor

Rudolph A. Kopf (L.S.)
Lessee

C. Peter Pyle
James A. Skelton