

(4) IMPROVEMENTS. The Lessee may make any improvements which it desires on the premises herein leased and may construct a building thereon. The Lessee shall be responsible for the repair and maintenance of all improvements of every type and kind which it places on said premises, the Lessors having no responsibility with reference thereto. The improvements which are placed on said premises by the Lessee and which are permanently a part of said premises shall become the property of the Lessors upon the termination of this lease, except the Lessee shall have the right to remove any building therefrom. However, it is distinctly understood that the Lessee, upon the termination of this lease, may go upon said premises and remove all personal property placed on said premises by it.

(5) USE OF PREMISES. It is expressly agreed that the demised premises may be used for any lawful purpose during the term of this lease or any extension thereof.

(6) COVENANT OF QUIET ENJOYMENT. The Lessors hereby stipulate and agree that they are the owners in fee simple of the property herein leased and that the same is free and clear of all encumbrances whatsoever. The Lessors further covenant and agree with the Lessee that the Lessee shall have the quiet enjoyment of said premises during the initial term and any extension thereof, free from the adverse claims of all persons, firms and corporations whatsoever, and the Lessors will fully protect the Lessee in the full, complete and absolute possession of the premises and every part thereof.

(7) FIRST REFUSAL. The Lessors and their successors and assigns do by these presents bind themselves not to sell or convey the property herein leased to any person, firm or corporation unless and until said Lessors shall have notified in writing the Lessee of said proposed sale and of the amount of consideration for said sale and shall have received within thirty (30) days of said notice a letter from the Lessee indicating the Lessee's refusal to pay the Lessors the price or amount which the Lessors have received as a bona fide offer in good faith for their interest in said land with improvements from such person, firm or corporation to whom the Lessors propose to sell said property. In the event the Lessee does not decide to exercise the option afforded in this paragraph, the Lessee will execute an appropriate document terminating and cancelling this privilege with respect to the said sale. However, the rights of the Lessee under this paragraph shall not be forfeited in the event the sale to which the Lessee has relinquished its rights does not materialize.