

undesirable, then, and in any such event, LESSEE may, at its option, cancel and terminate this Lease effective after ten (10) days' prior written notice.

7. LESSOR covenants and agrees with LESSEE that LESSOR owns all of the right, title and interest in the above described premises, or that LESSOR holds same under a binding and valid Lease for a term of years exceeding the term of years granted herein, including all renewals. LESSOR further covenants that LESSOR has authority to enter into this Lease and that such premises are not currently encumbered by other leasehold interests.

8. It is understood by LESSOR and LESSEE that real estate taxes for the leased premises are not separately assessed and billed although the Tax Collector has on past occasions notified the LESSOR of the real estate tax amount attributable to the leased premises, and LESSOR has billed LESSEE for this amount. LESSEE covenants to pay LESSOR for all taxes and assessments against the leased premises as provided for herein. LESSEE shall have during the term hereof quiet and peaceful possession of the leased premises. LESSEE reserves the right to pay any taxes owing by LESSOR which constitute a lien against the real estate if not paid by LESSOR when due, and to apply all rental payments to the recovery of such amount.

9. LESSOR does further grant and convey unto LESSEE the exclusive right and option at the expiration of the primary term herein provided to extend this Lease for an additional term of three (3) years, together with the further right and option to extend this Lease for two (2) additional terms of three (3) years each upon the expiration of the respective prior extended terms. Each of said options should be deemed to have been exercised unless LESSEE shall, at least sixty (60) days prior to the expiration of the preceding term, furnish LESSOR with written notice of its intention not to exercise such option. In the event one or more of said options is exercised, said extended term or terms shall be upon all the same terms and provisions