

3. The Lessor does hereby grant unto the Lessee an option to renew this lease agreement for two (2) additional periods of five (5) years each on the same terms and conditions stated herein, provided however, that 90 days before the termination of lease term, the Lessee notify the Lessor in writing of his intentions to so renew.

4. It being understood that the demised premises are to be used for the purpose of engaging in the sale at retail of furniture and related products, including home furnishings, draperies, carpeting, and for the conducting of an interior decorating business, Lessor warrants that the conduct of such business or businesses is permissible under the zoning ordinance or ordinances applicable to said demised premises.

5. Lessor may, after due written notice, enter to expel Lessee if Lessee shall fail to pay the rent as provided or shall breach any of its covenants and agreements herein contained, which right of re-entry shall be in addition to and not in lieu of any other remedies available to Lessor in such case.

6. In the event of any default or breach by Lessee, Lessor shall give notice thereof to Lessee by registered mail specifying the default or breach complained of, and Lessee shall have fifteen (15) days after the receipt of such notice to comply with or remedy such default or breach. If the default or breach is of such a nature that it cannot be completely remedied within such fifteen (15) day period, the Lessee continues with reasonable diligence and in good faith to remedy the default, no action shall be taken by Lessor against Lessee while Lessee is continuing with reasonable diligence and in good faith to remedy such default or breach.

7. If after the expiration or termination of this lease, the Lessee shall remain in possession of the demised premises and continue to pay rent without any written agreement as to such possession, then it shall be regarded as a tenant from month to month at a monthly rental payable in advance equivalent to the last month's rent paid under this Lease. Under a month-to-month rental, Lessor reserves the right after lawful written notice to raise the rent or expel Lessee at any time.

Lessor shall pay all real property taxes and/or assessments on leased premises during the term hereof or any extension thereof and the Lessee agrees to reimburse Lessor for said payment upon presentment by the Lessor to the Lessee of a paid receipt showing the Lessor having paid same.