

during the term of this lease a rental of Five hundred and no/100ths (\$500.00) dollars per month due and payable in advance on the first of each month, however the use, possession and enjoyment of the leased premises shall be restricted to the first floor of the building.

3. Lessor and Lessee agree that the Lessee shall have an exclusive option to extend the lease for an additional year provided sixty days written notice is given to the Lessor prior to the expiration of the first year. If the option is exercised, the Lessee agrees to pay to the Lessor for and during the term of the second year a rental of Five hundred and no/100ths (\$500.00) dollars per month due and payable in advance on the first of each month, however, the use, possession and enjoyment of the premises shall again be restricted to the first floor of the building.

4. In the event the Lessee decides to have possession of the entire premises prior to or during the term of either one year lease, it must give the Lessor sixty days notice to exercise the same. Should this option take effect, the monthly rental shall be increased to Seven hundred fifty and no/100ths (\$750.00) dollars per month due and payable in advance on the first of each month.

5. a. The Lessee shall have an additional option to extend this lease with the Lessor for a term of three consecutive years provided it exercises its option sixty days in advance before the expiration of the second year and by way of written notice delivered to the Lessor. The terms of the three year lease shall include the exclusive use, possession and enjoyment of the first floor and the Lessee will pay a rental of Six hundred and no/100ths (\$600.00) dollars each and every month or six (6%) per cent of the annual gross sales of the business, whichever is higher; however, no rental payment can exceed One thousand two hundred and no/100ths (\$1,200.00) dollars a month for and during the term.

b. In the event the Lessee decides to have possession of the entire premises prior to or during the term of the three year lease, it must give the Lessor sixty days notice to exercise the same. Should this option take effect, the monthly rental shall be increased to Seven hundred fifty and no/100ths (\$750.00) dollars each and every month or six (6%) per cent of the annual gross sales of the business, whichever is higher; however, no rental payment can

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