

applicable zoning ordinances, regulations, rights of way, easements, alley ways, and setback lines.

2. TO HAVE AND TO HOLD unto the Tenant for and during a term of one year commencing effective the second day of November, 1983, and continuing unto midnight on the first day of November, 1984, together with four additional options to Tenant to extend the terms of this Agreement for one consecution year each as hereinafter provided.

3. The rent for the premises during the lease term, which the Tenant hereby agrees to pay, shall be One Thousand Five Hundred and No/100 (\$1,500.00) Dollars per month, to be paid in advance, beginning November 2, 1983, and continuing thereafter on or before the tenth day of each and every month.

4. The Tenant shall have the right or option to extend the term of this Lease for four additional one year terms, after the expiration of the primary term hereof, upon the same terms and conditions as stipulated for the primary term; provided, however, that the rental rate for the term commencing November 2, 1984, shall be One Thousand Six Hundred and No/100 (\$1,600.00) Dollars per month, for the term commencing November 2, 1985, shall be One Thousand Seven Hundred and No/100 (\$1,700.00) Dollars per month, for the term commencing November 2, 1986, shall be One Thousand Eight Hundred and No/100 (\$1,800.00) Dollars per month, and for the term commencing November 2, 1987, shall be One Thousand Nine

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