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So long as TENANT has not been in default of this lease during the term hereof, TENANT shall have the option to renew this lease for Five Years ( Years 16-20 ). Base rent to be at a fixed five (5) year term rate determined by Market Price arbitrated by a third party realtor in agreement with Tenant and Landlord, not to exceed Ten Percent (10%) of previous term rate. In order to exercise TENANT's option, TENANT shall notify LANDLORD in writing by Certified or Registered Mail of its intention to exercise its option on or before six (6) months prior to the end of the then current term, said renewal to be upon the same terms and conditions set forth in this Lease except for base rent which shall be determined.

In the event that TENANT fails to perform its obligations under this Section, time being of the essence, the option shall be deemed not to have been exercised.

SECURITY

Upon the execution of this lease, the TENANT shall pay to the LANDLORD the amount of $ 2,026.60 DEPOSIT which shall be held as a security for the Tenant's performance as herein provided and refunded to the TENANT without interest at the end of this lease subject to the TENANT's satisfactory compliance with the conditions hereof.

RENT ADJUSTMENT
A. TAX

TENANT will pay to LANDLORD as additional rent hereunder, in accordance with subparagraph B of this Article, 15.6 percent of all real estate taxes on the land and buildings of which the leased premises are a part in each year of the term of this lease or any extension or renewal thereof and proportionately for any part of a fiscal year in which this lease commences or ends. If the LANDLORD obtains an abatement of any such excess real estate tax, a proportionate share of such abatement, less the reasonable fees and costs incurred in obtaining the same, if any, shall be refunded to the TENANT.

B. OPERATING COSTS

The TENANT shall pay to the LANDLORD as additional rent hereunder in accordance with subparagraph B of this Article, 15.6 percent of all operating expenses. Operating expenses are defined for the purposes of this agreement as operating expenses per annum of the building and its appurtenances and all exterior areas, yards, plazas, sidewalks, landscaping and the like then (i.e. as of said last day of the calendar year concerned) located outside of the building but related thereto and the parcels of land on which they are located (said building, appurtenances, exterior areas, and land hereinafter referred to in total as the "building"). Operating expenses include, but are not limited to: (i) all costs of any insurance carried by LANDLORD related to the building, (ii) all costs for common area cleaning and janitorial services, (iii) all costs of maintaining the building including the operation and non-capital repair of heating and air-conditioning equipment and any other common building equipment, non-capital roof repairs and all other repairs, improvements and replacements required by law or necessary to keep the building in a well maintained condition, (iv) all costs of snow and ice removal, landscaping and grounds care, (v) all other costs of the management of the building, including, without limitation, and (vi) all other reasonable costs relating directly to the ownership, operating, maintenance and management of the building by LANDLORD. The TENANT'S share of operating expenses shall be prorated should this lease be in effect with respect to only a portion of any calendar year.

During each year of the term of this lease TENANT shall make monthly estimated payments to LANDLORD, as additional rent, for TENANT's share of real estate taxes and operating expenses for the then current year. Said estimated monthly payments shall be made along with base rent payments and shall be equal to one twelfth (1/12) of TENANT's annualized share of LANDLORD's real estate taxes and operating expenses for the current year. After the end of each calendar year, LANDLORD shall deliver to TENANT a statement showing the amount of such real estate taxes and operating expenses and also showing the TENANT's share of the same. The TENANT shall, within thirty (30) days after such delivery, pay the TENANT's share to the LANDLORD, as additional rent, less any estimated payments. If the estimated payments exceed TENANT's share, then the excess shall be applied to the next year's monthly payments for estimated increases.

. UTILITIES

The Term of the lease includes, at Landlords expense, electricity, heat and air conditioning at current energy rates. If, for unforeseen reasons, energy costs rise, by 10 percent or more, the Tenant and Landlord shall negotiate an agreeable additional payment from Tenant. The Tenant shall pay all charges for telephone and other communication systems used at, and supplied to, the leased premises. The LANDLORD agrees to furnish water for ordinary drinking, cleaning, lavatory and toilet facilities so as to maintain the leased premises and common areas of the building at comfortable levels during normal business hours on regular business days (5am-10pm Monday – Sunday) of the heating and air conditioning seasons of each year, to furnish elevator service, if installed as part of the structure of the building, and to light passageways and stairways subject to interruption due to any accident, to the making of repairs, alterations or improvements, to labor difficulties, to trouble in obtaining fuel, electricity, service, or supplies from the sources from which they are usually obtained for said building, or to any cause beyond the LANDLORD's control.

LANDLORD shall have no obligation to provide utilities or equipment other than the utilities and equipment within the leased premises as of the commencement date of this lease. In the event TENANT requires additional utilities or equipment, the installation and maintenance thereof shall be the TENANT's sole obligation, provided that such installation shall be subject to the written consent of the LANDLORD.

9. USE OF LEASED

The TENANT shall use the leased premises only for the purpose of: