

20. TERMINATION FOR CAUSE: Landlord may terminate this lease at anytime for good cause which shall include any breach of the covenants and conditions of this lease including Tenant. Tenant is not to store or have overnight Animals or Pets and not to cause a Nuisance on site. Tenant is to keep premises and equipment clean and in working order. and to discard garbage, rubbish and dirt only in proper containers and not store in rental unit.

21. IMPROVEMENTS: Tenant is taking the rental space as is were is all improvements to space is to be done to space with landlords written approval

22. RENEWAL OPTION: A one time renewal option to renew said lease is given to tenant. It will be fore a One (1) year time at the then market rate but no less then the rental rate of the final years rent of the original lease term. For tenant to exercise the renewal option tenant must send a certified letter to landlord at least three (3) months prior to expiration of initial lease term. And only if tenant is in full compliance with current lease.

WITNESS the execution hereof, under seal, in any number of counterpart Copies, each of which counterpart copy shall be deemed an original for all purposes. as of the day and year first above written.

IN CONSIDERATION of the sum of One Dollar (\$1.00) and other valuable considerations. the receipt of which I hereby acknowledge

I MARK ALAN GOODWIN of 18 CLIFTON ST APT 3.

I GREG ALAN GOODWIN of 18 CLIFTON ST. APT 3.

Do hereby personally and individually guarantee the full and faithful performance Of all conditions aforementioned imposed upon the Lessee in the foregoing lease.

Greg Goodwin
Witness

Landlord
By J.B. Dyer

Tenant
By Mark A. Goodwin 4/2/04

J.B. Dyer
Witness 4/2/04

By Greg Goodwin 4/2/04