

After expiration of term of years.

At commencement of second _____ years of this lease, and at commencement of each _____ years thereafter, the ground, exclusive of buildings or improvements, is to be appraised by disinterested appraisers, who shall be citizens and owners of real estate in city of _____. The appraisal to be undertaken and signed by parties. The appraisers shall be selected, one by lessor, and one by lessee, and if the two thus selected do not agree, the two appraisers to select a third appraiser, and as rent for second term of _____ years (provided a purchase by either of parties hereto shall not be made as herein provided) lessee shall pay annually an amount equal to _____% of value of ground as fixed by appraisers, and also shall pay all taxes and special assessments. At expiration of second _____ years herein provided for, and at the expiration of each _____-year period thereafter during continuance of this lease, in case _____ shall not then be living, the buildings and improvements theretofore or hereafter made or erected by lessee and then remaining on ground shall be also appraised by disinterested appraisers heretofore provided for, and heirs or assigns of lessor are to have right to purchase buildings and improvements at such appraisements, provided they shall so elect within _____ days after expiration of the term of _____ years, and, in case heirs or assigns shall not elect to purchase buildings and improvements at appraised price, lessee shall have right to purchase ground at and for price fixed by appraisers, as value thereof exclusive of buildings and improvements, provided it so elects to do within _____ days after expiration of such time when heirs or assigns of lessor have right to purchase buildings and improvements, and if _____ shall be then living at expiration of _____ years from commencement of this lease, lessee shall have right to purchase ground at expiration of any of periods of _____ years when same shall be appraised, as provided for herein, after death of _____.

The heirs or assigns of _____ to have right first to purchase buildings and improvements. It being understood that, during lifetime of _____, lessee does not have the right to purchase ground. In case heirs or assigns of _____ shall not elect to purchase buildings and improvements at appraised price and lessee does not elect to purchase ground in accordance with stipulations herein made, lessee shall pay as rent for ground for period of _____ years thereafter _____% of appraised value of ground annually, and all taxes and assessments, the rent to be quarterly in advance, and at end of each _____ years the same appraisement is to be made in same manner, and each party to have rights and options, as above provided for herein, until buildings and improvements are purchased by heirs or assigns of _____ or ground shall be purchased by lessee.

At expiration of term of _____ years first herein mentioned, if heirs or assigns of _____ should not elect to purchase buildings and improvements as provided herein, lessee shall have right of purchase of ground, as provided herein, and in case lessee does not elect to purchase ground in accordance with stipulations made herein, this lease shall be extended for another term of _____ years from that date and lessee shall pay as rent therefor _____% of appraised value of ground annually, and all taxes and assessments, the rent to be paid quarterly in advance, as stated herein, and at end of each _____ years, the same appraisement to be made in same manner and each party to have the right and options, as above and provided for herein, until buildings and improvements are purchased by heirs or assigns of _____, or ground shall be purchased by lessee.

Sublet. Only Demo