

**RIDER TO LEASE DATED JUNE \_\_, 2007  
BETWEEN CLAUDE SIMON AS LESSOR  
AND VERATEX, INC. AS LESSEE**

1. Upon any contract for the transfer of the subject building (by lessor or overlandlord), the lessor has the option to cancel this lease upon three (3) months' notice to the tenant to be exercised by either the lessor, or this option may be exercised by any new owner (i.e., the transferee in any transfer) upon three (3) months' notice to the tenant. If the notice is given by the lessor, it may be given at any time after contract for the transfer and up until the actual closing. If the notice is given by the transferee, then such notice must be given within one (1) year after the closing of title to the transferee.

CLAUDE SIMON, as Lessor

VERATEX, INC., as Lessee

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By: CLAUDE SIMON

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by: