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Article--- VII

Care and Use of Premises.

The Lessee covenants that during the term of this lease it will keep said demised premises in good repair and in satisfactory condition and will at all times promptly obey and observe all lawful requirements and regulations, laws and ordinances of all public authorities relating to said premises, the improvements thereon and the use thereof, including sidewalks, streets and alleys adjoining the same, and use thereof, and will not knowingly permit any business or occupation to be carried on upon said demised premises which is unlawful or immoral or any use to be made of the same of any part thereof contrary to any valid law, rule or regulation of authorities governing the same and further that the Lessor, its representative or agent, shall at all reasonable times have free access to said demised premises for the purpose of examining and inspecting the condition thereof or for the purpose of exercising any rights or powers or duties under the provisions of this lease or to which they may be entitled pursuant to law. The Lessor shall not be responsible for the repair of any portion of said building, except of roof, and shall be responsible for repair of the roof only when given timely notice by said Lessee that the same requires repair. The Lessor shall not be liable for leakage or breakage of water pipes, gas pipes, drains, sewers or other equipment in and about said building.

Article VIII

Fire Clause

It is mutually understood and agreed by the parties hereto that, if the leased premises be damaged by fire or other casualty, they shall promptly be repaired by the Lessors, and that an abatement shall be made from the rent corresponding with the time during which the premises are not used because of the fire or other damage and during the time required to repair the same. In event of total destruction of the premises by fire or other casualty, this lease shall terminate and the lessee shall be liable for rent only up to the time of such destruction.

Article IX

Assignment and Sub-letting.

The said Lessee hereby covenants that it will not assign this lease or any interest therein nor sublet said demised premises or any part thereof without the written consent of said Lessor first had and obtained.

Article X.

Waiver of Breach.

It is agreed by the parties hereto that no waiver by the Lessor of any default or breach of any covenant, condition or stipulation herein contained, or the failure of the Lessor to insist upon the strict performance thereof in any one or more instances shall be construed as a waiver of any default with respect thereto, or breach of the same or any other covenant, condition or stipulation hereof, nor the relinquishment of the right by said Lessor to enforce the same, or any other covenant, condition or stipulation herein contained by said Lessee to be paid, kept and performed, and that all such rights of the Lessor's shall always be and remain in full force and effect as to all of the covenants, conditions and stipulations in this lease contained.

Article XI.

Forfeiture on Default.

It is further expressly covenanted and agreed between the parties hereto that if default shall be made by the Lessee in the payment of any rents or other moneys herein provided by it to be paid to the Lessor as aforesaid, as and when the same becomes due and payable, and if such default continues for a period of Five (5) days after written demand by said Lessor therefor, without being wholly remedied, or if default be made by the Lessee in the observance and performance, of any covenant, condition, agreement, or stipulation by it herein provided to be kept, and performed, and such default continue for a period of ten (10) days after written notice thereof to the Lessee, without being wholly remedied or the remedying thereof be not commenced and prosecuted with reasonable diligence, then and in such event or events, or any or either thereof, it shall be lawful, and the Lessor shall have the right and privilege without further notice to declare said demised term and this lease ended, and to re-enter and take possession of said leased premises and the buildings and improvements situate thereon, or any part thereof in the name of the whole, with or without process of law, as of its first estate, and the said Lessee does hereby waive any demand for the possession of said leased premises and any and all buildings then situate thereon, and covenants and agrees upon said termination of said lease and the term hereof to immediately surrender and deliver said leased premises and the improvements thereon peacefully to said Lessor, its agents or attorneys. Upon said declaration this lease shall cease, determine and be at an end.

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