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It is further agreed that, excepting the dwelling house above referred to, the Lessees will keep the Laundry building and machinery insured against fire, theft and liability insurance in an amount not less than now insured and pay all premiums therefor; that they will keep the Laundry buildings and machinery in proper repair, including all and singular such personal property as shall be used in the conduct of the business for which this property is hereby let; that they will not assign this lease or sublet said property herein described and referred to, without the written consent of the Lessor.

In addition to the payments to be made as are already herein set forth, the Lessees will from time to time as necessity may require, make certain advances of money to be applied on the real estate mortgage on said real property, along with the interest on same, also make advances of money, for the purchase of new or other equipment to be used in and in connection with said Laundry, or for necessary repairs and improvements to buildings; provided the Lessor gives to the Lessees his note for such amounts to bear interest at legal rate beginning at termination of lease. Also, to make certain advances of money on, past due and unpaid, state, county, city and income taxes, provided the Lessor give to the Lessees his note in like amounts, to bear interest at legal rate from time of said advance payments.

That if the machinery, equipment, furniture, fixtures and delivery equipment, aforementioned, shall be purchased by lessees, under terms of option held by them, then the annual rent, provided for herein, shall be reduced to One Thousand Three Hundred Forty Six and Twenty-Three One Hundredth (\$1346.23) Dollars, payable at rate of Twenty Five (\$25.88) Dollars and Eighty Eight Cents, weekly.

Provided further, that if real estate, herein described, is purchased by Lessees, under terms of option held by them, then Lessees agree also to purchase machinery, equipment, furniture, fixtures and delivery equipment under terms of above mentioned option, and if the total real estate, machinery, equipment, furniture, fixtures and delivery equipment is so purchased, then this lease shall become null and void, otherwise it shall remain in full force.

In the event of the death of either Lessee, then all rights, privileges, benefits, contained herein, inuring to Lessees, shall inure to the survivor and this lease shall remain in full force under it's terms for the benefit of such survivor.

In the event the said building or the laundry equipment, both or either, is so injured or destroyed as to render the premises unfit for occupancy or the equipment unfit for use, for which it is hereby let, then this lease may be thereupon terminated by either party hereto; that if the Lessees become insolvent, go into the hands of a receiver or declare a bankrupt, whether voluntary or otherwise, then this lease may be terminated at the option of the Lessor.

Upon the Lessees keeping and performing all of the covenants, agreements, terms and conditions herein expressed, they may have peaceable and quiet possession of said premises, but upon the breach of them, or any of them, the Lessor may, at his option, terminate this lease.