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6. The Tenant agrees to keep the interior of said building in good repair and to replace all broken glass and doors at its own expense, and to deliver possession of the premises in as good condition as at the beginning of this lease, natural wear and tear excepted.

7. It is understood and agreed that no alterations or repairs shall be made to said building except at the expense of the Tenant, and only after written approval of the Landlord.

8. In case said premises shall be rendered untenable by fire or other casualty, the Landlord shall have the option of repairing said premises within thirty (30) days, but should he fail to do so within said thirty (30) days, the Tenant, may, at its option, thereafter terminate and cancel said lease. In the event the Landlord exercises his option to repair said premises, the Landlord shall reimburse the Tenant for the amount of rent paid for the time the Tenant is deprived of the use and occupancy of said premises.

9. It is distinctly understood and agreed that the Tenant shall not have the right to sub-rent or sub-lease either of said properties to any person, firm or corporation, who is not acceptable to the Landlords. Further, it is distinctly understood that if said properties are sub-leased, the obligation of the Tenant to pay rent to the Landlords as stipulated in this contract shall in no wise be effected.

In consideration of the covenants and agreements upon the part of the Landlords, the Tenant does hereby accept said premises according to the terms and conditions herein set forth, and does hereby agree to pay the rental in the manner stipulated.

IN WITNESS WHEREOF, the parties have hereunto set their