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changes in said premises without first obtaining the written consent of the Lessors, and the Lessors will not unreasonably withhold their consent.

It is agreed that any additions which shall be made to the premises with the consent of the Lessors as above provided shall become a part of the said property and shall belong to said Lessors. However the Lessee may install such trade fixtures or furnishings as may be necessary to properly conduct its business therein and shall have the right to remove said trade fixtures upon the termination of this lease or any renewal thereof provided the premises are left in as good condition as they were at the beginning of this lease and provided further that all rent then due has been fully paid.

The Lessee shall have the right to install reasonable signs on the building located on said property advertising and designating its business provided however that first Lessors' consent is obtained as to size and location of said sign.

It is agreed that should the Lessee's use of this property cause an increase in the insurance rates in the insurance carried on said building that Lessee shall pay such additional rate increase based on the amount of the insurance now carried by Lessors on the property.

IT IS FURTHER AGREED between the parties that if the buildings on said premises are so damaged by fire or other casualty as to render them unfit for occupancy, then this lease may be terminated by either party hereto.

In the event of bankruptcy of the Lessee or in the event said Lessee is placed in the hands of a receiver or should make an assignment for the benefit of creditors, the Lessors may, at their option, declare this lease terminated and may take immediate possession of the said premises.