

monthly rental. In the event of destruction of premises by fire or otherwise, the Lessee shall have the right to terminate this lease by giving a written notice of such termination to the Lessors.

IT IS UNDERSTOOD AND AGREED that any improvements or alterations to the premises shall be made at the expense of the Lessee and all such alterations or improvements shall meet with the consent of the Lessors, which consent the Lessors agree not to unreasonably withhold. During the term of this lease, the Lessors shall maintain the outside walls, roof and floor of the premises in good condition but other maintenance and repairs to the interior of said building shall be made by the Lessee at its expense.

At the expiration or upon the cancellation of this lease, the Lessee shall have the right to remove any fixtures from the premises which may have been installed by the Lessee. This shall include the right to remove all mahogany fixtures installed on the premises, light fixtures and the air conditioning unit and other similar fixtures and appurtenances so installed by the Lessee. Such fixtures and appurtenances so installed by the Lessee, shall be removed without material damage to the realty and at the termination or cancellation of this lease, the Lessee shall be required to replace the breakage of any glass, pipes or any other fixture in said building.

IT IS FURTHER UNDERSTOOD AND AGREED that in the event of the bankruptcy or receivership of the Lessee, voluntarily or involuntarily, Lessors at their option may declare said lease terminated and null and void.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that the Lessee shall have the right to sublease the premises, or any portion of said premises and the Lessors reserve the right to approve any sublessee but expressly agree not to unreasonably withhold such approval.

IT IS ALSO UNDERSTOOD AND AGREED that the Lessors herein have reserved without charge to themselves certain space in the basement of the premises which the Lessors have the right to use for storage purposes. This storage space so reserved is confined to the basement of the premises and such space is to be used only for storage purposes by the Lessors. It is understood and agreed that no persons other than the Lessors have the right to use said premises for storage purposes and in the event the Lessors should sell the premises, the Lessors will immediately forfeit their right to use the basement for storage purposes and any purchasers of the premises from the Lessors will not acquire the use of said basement for such storage privileges.