

- Page Three -

shall select one and the Landlords one arbitrator who shall select a third and the decision of a majority shall be binding upon the parties hereto.

8. The Tenants agree to pay all commissions in connection with the negotiation of this Lease.

9. The Landlords agree to remove all existing buildings from the premises at their own expenses on or before the 1st day of February, 1952.

10. The Landlords agree to pay all taxes assessed upon the land throughout the term of this lease.

11. It is Mutually agreed that the Landlords shall in no way be responsible for any maintenance, upkeep or repairs to any of the buildings to be erected upon said premises.

12. It is mutually agreed that if any installment of rent be past due and unpaid by the Tenant for a period of thirty days, or on violation of any of the terms and conditions of this lease which is not corrected within thirty days after written notice by the Landlords to the Tenants, or if the premises are used for any business other than that specified herein, or if said business is discontinued, or the premises vacated before the expiration of this lease, or the Tenants, their heirs or assigns, go into bankruptcy, voluntary or involuntary, or are placed in the hands of a receiver, or make a general assignment of their property for the benefit of creditors, or file a petition pursuant to any State or Federal Law for extension of their debts, or for reorganization, or if their stock of goods,