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Lessees herein to the Lessor herein shall, at the option of the Lessor, be a breach of the covenants and conditions of this Lease and same may be terminated thereby.

The Lessees agree to deliver up the premises at the expiration of this Lease or any extension thereof in the same condition as they now are except as produced by natural decay.

The Lessees agree not to sub-rent or lease all or any part of said premises without the expressed written consent of the Lessor.

If the business is discontinued or the premises vacated before the expiration of this Lease or any extension hereof then the whole of the unexpired term becomes immediately due and payable.

Any outside signs to be erected that may connect with the wall or any other outside part of the building must be consented to in writing by the Lessor before being erected.

It is agreed that the destruction of the premises by fire or other casualty making it unfit for occupancy, or one(1) month's arrears of rent, shall terminate this Lease at the option of the Lessor. The Lessees agree to make good all breakage of glass or all other injuries done to the premises during the term of this Lease or any extension thereof, except as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the Lessor.

TO HAVE AND TO HOLD the said premises unto the said Lessees or their executors and administrators for said term.

It is further agreed that this Lease is binding upon the parties hereto and their respective personal representatives.

This Lease is executed in triplicate and the parties hereto acknowledge having received a duly executed copy of same.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and affixed their seals this 29 day of December, 1952.

James K. Apostolou (LS)  
James K. Apostolou,

Lessor