

this Lease; and further, (that such right of cancellation shall be cumulative and in addition to all of the other rights and remedies of the non-defaulting party;) and provided further, that a failure of one party upon one or more occasions to avail himself or itself of such right of cancellation for default of the other party shall in no way prejudice the non-defaulting party's right of cancellation for violations or defaults of the other party there after occurring.

In the event the defaulting party cures such default specified in said notice within said thirty (30) day period following the notice above required, the Lease shall not terminate. In event one party desires to exercise his option to terminate and cancel this Lease for a violation or default of the other party as above provided, the non-defaulting party shall give to the defaulting party written notice by registered mail that such lease is cancelled and terminated as of the date of such notice.

VII.

It is understood and agreed that the Lessor will keep the taxes paid on the premises hereby leased, but the Lessee shall pay all water and light bills incurred in the use of said premises by it during the term of said lease.

VIII.

The Lessor agrees to maintain and repair the roof and exterior walls of the building. It is agreed that the same are considered sound and the Lessor shall not be liable to pay any damages for defective condition of the same until the Lessee has forwarded written notice to the Lessor of the necessity of repairs and the Lessor has failed to make the same within a reasonable time. The Lessee shall maintain and repair the interior of the building together with heating, air conditioning and plumbing and replace all broken glass occasioned by other than fire or casualty.

IX.

Upon the termination of this Lease either by its own limitations, or otherwise as herein provided, the Lessee agrees and binds itself to yield up and surrender the possession of said premises to the Lessor in as good condition as they are now, ordinary wear and tear and the casualty of fire, wind, water or other casualty being expressly excepted.