

With the consent of Lessor, Lessee shall have the right to erect and maintain outside signs which may connect with the parapet or other outside parts of the building.

The Lessor agrees to maintain and repair the roof and outside walls only. It is understood and agreed that the roof and outside walls are considered sound and the Lessor shall not be responsible for damages from leaks or other defects should they occur, except after written notice of such leaks or damages and failure of Lessor after a reasonable length of time to repair or correct the same.

Destruction of the premises by fire or other casualty so as to make them unfit for use and occupancy shall terminate this lease at the option of Lessor or Lessee.

If Lessee is one month in arrears of rent, Lessor may at its option either terminate this lease or declare the rent for the whole of the unexpired term immediately due and payable and take such action at law or in equity for collection of the same as it may desire.

Lessee agrees to repair all damages to the premises during the term of this lease except such as are produced by natural decay or wear and tear, and at the expiration of this lease shall deliver possession of the premises to Lessor in substantially the same condition as they were at the commencement of this lease, reasonable wear and tear alone excepted.

Lessee agrees to make no repairs, improvements or alterations to the premises without the written consent of Lessor.

Upon execution and delivery of this lease, any prior agreements, rentals or leases, written or oral, with reference to the demised premises, shall be cancelled and of no further force and effect.

(Continued on next page)