

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 30th day of June, 1960.

James K. Apostolou (LS)
JAMES K. APOSTOLOU, Lessor

WITNESSES:

James J. Pappas

James J. Bikas

James J. Pappas (LS)
JAMES J. PAPPAS

James J. Bikas (LS)
JAMES J. BIKAS

Lessees

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