

upon termination of this lease by expiration or otherwise, if the option provided for in Paragraphs 11 and 12 hereof shall not be exercised by the Second Party, all buildings and improvements thereon, with the exception of trade fixtures, shall be considered a part of the real estate and shall become the sole property of the First Party hereto.

(6) The Second Party shall bear, at its own cost and expense, any and all charges for water, gas, electric lights, electric power or any other utility services used on the leased premises during the term of this lease.

(7) The First Party agrees that the Second Party, upon paying the rental herein reserved and all other indebtedness due by the Second Party unto the First Party, and upon the performance of the covenants and agreements herein provided to be performed and observed by it shall peaceably hold and enjoy the demised premises for the term aforesaid. The First and Second Parties mutually covenant and agree that the leased premises will not be used nor shall the Second Party permit said premises to be used for any unlawful purpose nor permit thereon anything which may be or become a nuisance and that the Second Party will not do nor permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire and other casualty.

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