

ASSIGNMENT AND SUBLETTING

The Lessees shall not assign the Lessor's interest in the lease or sublet any portion of the leased premises without first obtaining the written consent of the Lessor.

COVENANTS

(a) Should Lessees fail to pay the monthly installments of rent or perform any other conditions of this lease for a period of thirty (30) days, then the Lessor may declare the lease terminated and expel the Lessees therefrom without prejudice to other remedies.

(b) Lessor, or his designated agents, shall have the right to come upon the premises at any time during the term of this lease for the purpose of examining and inspecting same or for the purpose of protecting same. In so doing, neither Lessor, nor his agents, shall interfere with the operation of Lessees' business.

(c) Lessees shall promptly and peaceably vacate the premises upon the expiration or termination of this lease. Lessees shall leave the premises in as good condition as when initially occupied, fair wear and tear excepted, and Lessees covenant to leave in place all toilet fixtures and lavatories, all light fixtures, and all doors with locks in working order and all windows with glass panes intact.

(d) Lessees agree that neither they nor their agents will sell any beer, wine or intoxicating liquors on the premises during the term of this lease.

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