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must be exercised by the Lessee by giving written notice to the Lessors to be received by the Lessors no later than sixty (60) days prior to the end of the initial lease period.

IMPROVEMENTS, REPAIRS AND UPKEEP

It is expressly understood that the Lessors shall be responsible for the roof and walls of the building, the Lessee shall be responsible for making any improvements and alterations during the terms of this lease. The Lessee shall have the right to make any minor alterations, improvements, repairs and decorations, so long as such does not tend to decrease the value of the property. Any alterations or repairs requiring any structural changes to the building or any alterations to the land of a permanent nature, shall first be approved by the Lessors.

UTILITIES

All heat fuel, electricity water and utilities of all kinds shall be furnished at the expense of the Lessee.

DAMAGE BY FIRE OR CASUALTY

If, during the term of this lease or any extension thereof the building located on the leased premises is damaged by fire or other casualty and the damage thereto does not render the building untenable, then the Lessors shall immediately repair said damage at Lessor's expense. However, if the damage resulting to the building from fire or other casualty is great enough to cause the premises to become untenable, then Lessors may elect to terminate this lease as of the date of the damage by such fire or other casualty by giving written notice to the Lessee within thirty (30) days after such date, or the Lessors may repair or restore the building at Lessor's expense,

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