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ONE HUNDRED SEVENTY FIVE AND NO/100 DOLLARS per month. It is expressly understood by the parties hereto that this option must be exercised by the Lessees 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 intitial lease period.

I M P R O V E M E N T S , R E P A I R S A N D
U P K E E P

It is expressly understood that the Lessors shall be responsible for the roof and walls of the building, the Lessees shall be responsible for making any improvements and alterations during the terms of this lease. The Lessees shall have the right to make any minor alterations, improvements, repairs and declarations, 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.

U T I L I T I E S

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

D A M A G E B Y F I R E O R C A S U A L T Y

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 Lessors' expense. However, if the damage resulting to the building from fire or other casualty

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