

portions of the building has expired.

9. The Landlords shall install a suitable airconditioning unit in the premises at no cost to the Tenant and shall keep the same in good operating condition.

10. Except as herein provided, the Landlords shall not be called upon to make any repairs, improvements or alterations during the term of this Lease or any renewal thereof.

11. The Landlords shall furnish water and heat but the Tenant shall pay for lights and electrical current for operating the airconditioning unit and the Tenant shall furnish its own janitor service.

12. It is understood and agreed that in the event the leased premises shall be destroyed by fire or other unavoidable casualty so that they shall become untenable, the Landlords shall not be required to rebuild but, on the contrary, this Lease shall terminate and the Tenant shall not be liable for payment of any rent from and after that time.

13. It is understood and agreed that should any installment of rent be pastdue and unpaid by Tenant for a period of thirty days after notice of such delinquency from the Landlords, or in the event the business of Tenant is discontinued or the premises vacated before the expiration of this Lease, or Tenant goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a receiver or makes a general assignment of Tenant's property for the benefit of creditors, or files a Petition pursuant to any Federal or State law for the extension of Tenant's debts or for reorganization, or if Tenant's stock of goods, wares and merchandise located on the leased premises should be seized under attachment, execution or other process, and such attachment, execution or other process be not vacated or bonded or such property released within sixty days, then and in such event, the Landlords may:

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