

IT IS MUTUALLY AGREED that the Lessor is to maintain the exterior walls and roof during the entire term of this Lease and at any time repairs are needed the Lessee shall have the right to make request of Lessor to repair and maintain the exterior walls and roof. If Lessor does not make such repairs within a period of twenty (20) days after notice from Lessee, then Lessee shall have the right to make such repairs and deduct the cost of same from the rent as due to Lessor.

IT IS FURTHER MUTUALLY AGREED that the Lessee is to maintain the interior of this building and shall have the right to make any changes or rearrangements on the interior, provided such changes or rearrangements do not affect the material value of this building as leased.

IT IS FURTHER MUTUALLY AGREED that Lessor is to pay all taxes and insurance on the building and Lessee is to pay all taxes and insurance on Lessee's equipment.

In the event of fire it is mutually agreed that such fire or other casualty results in 25% or less destruction to this building, Lessor is obligated to repair immediately and Lessee is obligated to continue the terms and conditions of this Lease. In the event destruction by fire or other casualty results in greater than 25% destruction, the Lessee shall have the right to terminate this lease or to require Lessor to restore as rapidly as possible.

IT IS FURTHER MUTUALLY AGREED that the Lessee shall have the right to sublet, provided Lessee remains responsible to Lessor for the faithful performance of the terms and conditions as contained in this Lease.

Signed, sealed and executed this 12th day of July, 1962.

WITNESSES:

William M. Miller
Jan F. Young

Butch M. Krinsky (SEAL)
Lessor

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