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and enjoy the demised premises for the term of this lease. The Lessors shall be responsible for the payment of property taxes and providing insurance coverage on the building and shall further be responsible for repairs to the roof, outside walls and exterior of the building, including windows and doors.

(3) The Lessee covenants and agrees that he will pay the rent as specified herein and take the premises in such condition as they may be found at the time of the execution of this lease. That he will make necessary and reasonable repairs to the interior of the building and be responsible for its general upkeep during the term hereof, pay for all utilities and use the premises only for the operation of a business. The Lessee further covenants that he will not assign this lease or sublet the whole or any part of the premises without the written consent of the Lessors.

(4) The parties mutually understand and agree that if any installment of rent shall remain due and unpaid for a period of sixty days, then the Lessors shall have the option of declaring this lease agreement terminated and demanding immediate possession of the premises. Ten days written notice shall be sufficient notice of the Lessors' exercise of this option. The Lessee shall during the term of this lease have the option, on sixty days written notice to the Lessors of his intention to so do, to declare this lease terminated and withdraw from the premises hereby leased. In the event that the premises shall be partially damaged by fire, flood or other casualty but not rendered untenable, the same shall

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