

The Lessee agrees that she leases the said land and building (s) as they now stand and that she will, at her own expense, make all necessary repairs and improvements desired by her during the term of this lease. The Lessors grant to the Lessee permission to make suitable improvements and repairs, and to erect new buildings on the premises, all at her own expense, and the Lessee agrees that all repairs, improvements and new buildings shall revert to the Lessors, or to the persons whom they may name, at the expiration of this lease, or upon the termination thereof because of breach by the Lessee, or because of the happening of any event herein specified as ground to cancel the said lease. The Lessee also agrees that she will, at her own expense, paint any and all buildings on the premises at least once every two (2) years.

It is agreed that the Lessors shall pay all property taxes on the leased land and buildings, and that the Lessee shall pay all property taxes on the equipment owned by the Lessee and which is used by her on the leased premises. The Lessee agrees that all of said equipment shall stand as security for her faithful performance of this lease agreement. The Lessee agrees that in the event she is adjudged a bankrupt or goes into the hands of a receiver, voluntarily or involuntarily, the Lessors may, at their option, cancel this lease. The Lessee further agrees that if she becomes sixty (60) days or more in arrears in the payment of any monthly rental installment, or if she breaches this contract in any other manner, that the Lessors may, at their option, cancel this agreement. The Lessee agrees that she will not sub-let the leased property to any person, firm or corporation without the express written consent of the Lessors.

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