

VI

It is further agreed between the parties that in the event any installment, obligation of the Lessees against the property shall become due and unpaid for a period of ten (10) days after written notice of such default has been delivered to the Lessees by the Lessors, the Lessors shall have the right to terminate this Lease on thirty (30) days' written notice to Lessees and to pay said obligation and access the payment thereof to the Lessees as rent. Upon failure of the Lessees to pay the Lessors accordingly, the Lessors shall have the right to distress against the property of the Lessees situated on the leased premises, and such right of distress shall not in any way bar the Lessors from their right of other legal proceeding against the Lessees individually.

It is further agreed that the Lessees, at their option, may apply at any time, the above stated percentage of rent due any Lessors or any installments thereof to the payment of any indebtedness due or to become due from any Lessor to the Lessees, and such application shall be deemed payment of such rental or installments to that Lessor's interest. It is further agreed that the Lessees, by making a rental installment payment to any one of the Lessors, shall be deemed payment to all of the Lessors, and the Lessees are not at any time to become involved in the distribution among the Lessors as to their proportionate share of interest. Furthermore, no change in ownership of the premises or assignment of the rental herein provided shall be binding upon the Lessees for any purpose whatsoever until and unless the Lessees in writing consents to said transaction or assignment.

VII

It is further agreed between the parties that the Lessees shall maintain the leased property and shall provide at the Lessees' own expense any improvements to any plumbing,

(Continued on next page)

Page Four