

of the term of the lease which is to be the entire amount of consideration for the business including the equipment, stock, furnishings, materials and good will.

5. During the term of the lease, Lessees covenant to keep the equipment in good repair at Lessors expense.

6. Lessees agree to keep the leased property insured in the name of Lessors, at Lessees' expense, against fire and such other casualties as are customarily insured against by the owners of like property to the extent of the full replacement cost (new) of said property.

7. It is agreed that if the leased premises are destroyed by fire or the elements so that the premises are rendered untenable, the rent will abate during the period of time which the premises are untenable and also for any additional period of time the equipment is inoperable.

8. If at any time the rent, or any part thereof, shall be in arrears and unpaid after the same is due and payable, or if Lessees shall fail to keep any of the covenants and agreements on their part to be kept and performed, and if after twenty (20) days notice of such default has been given by Lessors to Lessees and said default is not corrected by Lessees, then in any such event Lessors may forthwith cancel this lease by giving written notice thereof.

9. Lessees, during the term of this lease, assume no responsibility for ordinary wear and tear to the equipment and for damage or destruction to the equipment by elements or forces not within the control of Lessees or their agents or employees, except that Lessees do agree to provide insurance on the same as mentioned in Paragraph 6. Lessees assume full responsibility for damage to equipment caused by the negligence of Lessees or their agents or employees.

10. Lessors warrant that there are no liens on any of the equipment leased herewith under the option to purchase agreement.

11. Lessee assumes no liabilities for any indebtedness of the Lessors. This lease and option to purchase agreement

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