

premiums for fire and extended coverage insurance protection in an amount of not less than Seventeen Thousand (\$17,000.00) Dollars under a fire and extended coverage insurance policy with an approved company, with loss payable to Lessor as its interest may appear. Lessee agrees to make no material structural alterations or improvements to the premises which would tend to diminish the value thereof, without prior written consent of the Lessor and it is further agreed that Lessee shall be responsible, without offset against any rental due hereunder, for all repairs and maintenance to the improvements on said premises, including the interior and exterior portion thereof and that upon termination of this Lease Lessee shall deliver said premises to Lessor in their present condition, subject to normal usage and wear, PROVIDED, HOWEVER, that in the event of total or partial destruction by fire or other casualty, the rent shall be abated during the period the premises are unusable which such period shall be added to the Lease term, said Lease being extended for said time and Lessor to immediately replace or repair said improvements.

6. During the term of this Lease, or any extension thereof, Lessee shall pay, without any offset against rental reserved hereunder, all personal and real property taxes assessed against the premises or improvements thereon.

7. It is understood and agreed that this Lease shall not be assignable, nor the premises sublet by the Lessee without the prior written consent of Lessor.

IN WITNESS WHEREOF, the parties hereto set their hands and seals the date first above written and bind each and every of their respective successors and assigns forever.

In the presence of:

Arthur H. Abramson  
Sarah B. Milton  
As to Lessor

240 WEST LIPPINCOTT CORPORATION (SEAL)  
By: Henry R. C. Elser  
Henry R. C. Elser, President  
William M. Houghton  
William M. Houghton, Secretary  
LESSOR

Arthur H. Abramson  
Sarah B. Milton  
As to Lessee

S.C.I., INC. (SEAL)  
By: Henry R. C. Elser  
Henry R. C. Elser, President  
R.B. Houghton  
R.B. Houghton, Secretary  
LESSEE

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