

and this lease obligation shall automatically terminate upon the withdrawal of Federal Financial Assistance to lessee. Such withdrawal shall be certified to lessor by the Federal agency furnishing assistance to Lessee.

(4) UTILITIES AND MAINTENANCE: Lessor shall furnish and be responsible for all utilities including power, fuel, water, heating and air-conditioning as well as for janitorial services.

(5) "FOR SALE" AND "TO LET": During the last six (6) months of the term of this lease or the renewal thereof, as the case may be, the Lessor may maintain "to let" and "for sale" signs upon the premises and may freely exhibit the premises to any prospective tenants and/or purchasers.

(6) COVENANT TO REPAIR AND TAKE CARE OF PREMISES: The Lessee agrees to keep the premises leased in good order, condition and make all necessary repairs required by normal usage, to the interior.

(7) COVENANT ON PROCEEDS: In the event of destruction of or damage of any kind to the building by reason of fire, the elements or other casualty, this letting shall not terminate nor shall the Lessee be relieved from any payment of rent or from performance of any of its other obligations hereunder, except that there shall be an abatement and waiver of rent for such period of time as the premises are not usable by the Lessee for its business purposes as a result of such damage or destruction. The Lessor shall be solely entitled to any insurance proceeds received by reason of the said destruction or damage and the building shall be restored to its prior condition by the Lessor with all reasonable diligence. The Lessor shall make the entire proceeds of the fire insurance policies available for application to the costs of restoring and shall keep said proceeds in a separate trust account for that purpose. Upon completion of the restoration of the building, the Lessee shall continue the operation of its business and rent shall be due and payable from the date of delivery of the restored premises.

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