

condition. Whereupon, this lease shall continue in force and the rent shall be abated to the Lessee in proportion to the extent to which any portion or all of the premises are rendered unfit for use.

SIXTH: The Lessors do hereby covenant and agree that they will maintain the roof of the building. The Lessee covenants and agrees that he will maintain the remaining premises in good condition and repair at his own expense including the repairing of all broken glass and all other injuries done to the premises during the term of the lease, ordinary wear and tear excepted, and the Lessee further agrees that he will make no alterations in the premises without the written consent of the Lessors. It is further understood and agreed that the Lessors shall not pay for or be liable for any damages from leaks or other damages caused by the condition of said roof should any occur, except those due to the Lessors' negligence after written notice from the Lessee and a reasonable time to repair has expired.

SEVENTH: In the event of the bankruptcy of the Lessee or in the event he should be placed in the hands of a Receiver, or should he make an assignment for the benefit of creditors, then in that event the Lessors may, at their option, declare this lease immediately terminated and take possession of the premises.

EIGHTH: Should the Lessee fail to pay any installment or rent within thirty (30) days after the same shall become due or fail to perform any of the covenants or agreements herein contained, then in that event, the Lessors may at their option either declare the rental for the entire term immediately due and payable and proceed to collect the same or may declare this lease terminated and take possession immediately of said premises, collecting the rental up to the re-taking of such possession.

NINTH: The Lessee shall not sublet the premises. The Lessee shall not assign this lease without the approval of the Lessors; provided, however, such approval shall not unreasonably be withheld or refused as to any reasonable assignee or for any reasonable use.

TENTH: The Lessors covenant and agree that the Lessee on paying the said monthly rental and performing the said covenants on his part, may peaceably and quietly have, hold and enjoy the demised premises during the term aforesaid.

ELEVENTH: The Lessors shall furnish upon portions of the land owned by them during the term of this lease parking areas or areas for use of the Lessee's employees, invitees and customers; provided, however, the size, number, location

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