

CHANGES & REPAIRS:

It is specifically understood and agreed that the Lessee shall make no structural changes in the building or additions thereto without the consent of the Lessor, but the Lessee shall have full and complete right, privilege and obligation to make repairs and improvements to the interior of the building, to re-paint, to make additional offices or rooms and to do all things necessary and proper to keep the building, grounds and paved areas in good and usable condition provided that all the cost thereof shall be at the sole expense of the Lessee, and the Lessee covenants and agrees that he will take good care of the premises and upon termination of this lease surrender the same in good order and condition as at the beginning of this lease, ordinary wear and tear excepted.

HOLDING OVER:

In the event Lessee continues to occupy the premises after the last day of the term hereby created, or after the last day of any extension of said term, and the Lessor elects to accept rent thereafter, a tenancy from month to month only shall be created and not for any longer period.

SERVICE OF NOTICE:

If at any time after the execution of this lease, it shall become necessary or convenient for one of the parties hereto to serve any notice, demand or communication upon the other party, such notice, demand or communication shall be in writing signed by the party serving the same, deposited in the registered or certified United States mail, return receipt requested, postage prepaid and (a) if intended for Lessor shall be addressed to:

and (b) if intended to the Lessee shall be addressed to:

or to such other address as either party may have furnished to the other in writing as a place for the service of notice. Any notice so mailed shall be deemed to have been given as of the time and same is deposited in the United States mail.

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