

The Lessee will pay all charges and bills for water, gas and electric current which may be assessed or charged against Lessee during said term.

Lessee will make all repairs except structural repairs, in the interior of the premises hereby leased and will indemnify and save harmless said Lessor from and against all mechanics liens or claims by reason of any such interior repairs, alterations or improvements which may be made by said Lessee on said premises. Lessor will at its own cost and expense maintain in good condition and repair the structural portions of the leased premises including the roof, foundations and walls of the building.

All alterations and additions to the leased premises shall remain for the benefit of the Lessor. No structural changes may be made by the Lessee without the written approval of the Lessor, said Lessor's written approval shall not be unreasonably withheld.

Lessee shall have the free and uninterrupted right to erect and maintain a sign on the leased premises in front of the building.

Lessee will permit said Lessor and the agents of said Lessor to enter upon the leased premises at all reasonable times, to examine the condition thereof, or make such repairs, additions and alterations therein as may be necessary for the safety, preservation or improvement thereof, or of said building.

Lessee will surrender and deliver upon said premises at the end of said term in as good order and condition as the same now are or may be put by said Lessor, reasonable use and natural wear and tear, fire or casualty excepted. If Lessee shall fail to pay the rental specified in this lease, or if any part thereof shall at any time be in arrears and unpaid, or if said Lessee shall fail to keep and perform and observe any of the covenants, agreements, or conditions of this lease on the part of said Lessee to be kept, performed or observed, and if any of the aforesaid defaults are not cured within thirty (30) days from date of written notice by registered mail of such default upon Lessee, or if said Lessee shall be adjudged bankrupt, or shall make an assignment for creditors, or if the interest of the Lessee herein shall be sold under execution or other legal process, it shall be lawful for said Lessor, his heirs and assigns, to enter into said premises and again have, repossess and enjoy the same, as if this lease had not been made, and thereupon this lease, and everything contained herein, on the part of said Lessor to be done and performed, shall cease, terminate and be utterly void, without prejudice, however, to the right of the Lessor to recover from said Lessee all rent due up to the time of such entry.

(Continued on next page)