

PAGE TWO:

The lessees agree to maintain the premises and to operate their business on said premises in accordance with all City Ordinances and State Statutes applicable to the nature of such properties and businesses and the operation of such business. The lessees further agree to be responsible for and to carry public liability insurance for the protection of members of the public injured upon the business premises.

If the business is discontinued or the premises vacated before the expiration of the lease, then the whole of the unexpired term and the return thereof, becomes immediately due and payable.

It is agreed and understood that outside signs may be erected on said building provided that they may not be erected on top of said building or painted on the brick exterior of said building.

In the event of destruction of the building in part, or in whole, by fire or other cause, such as windstorm, etc., the lessor, at his option may deem the lease terminated or may repair or re-erect said building and continue said lease in effect. In such an event the rental during the period that the building was not occupied by reason of such calamity shall abate.

The lessees shall have the right and privilege to assign this lease to a business corporation which is to organize, but the original lessees herein shall continue to be personally responsible and obligated under the terms of this lease.

It is further agreed that the lessees shall make good all breakage of glass and other damages to the premises during the term of said lease except such as are produced by natural wear, tear and decay, and it is further agreed that no improvements or alterations in said premises shall be done without the prior written permission or consent of the lessor.

It is further agreed and understood that in the event the lessees shall file a voluntary petition in bankruptcy, or shall be placed in bankruptcy by their creditors, or make an assignment for the benefit of creditors, or go into receivership, either voluntarily or involuntarily,

(Continued on next page)