

It is further agreed that in the event the said rent, or any part thereof, shall remain unpaid ten (10) days after the same shall become payable as aforesaid, or if the Lessees shall default in any other of the covenants or agreements herein and such default shall continue for a period of five (5) days after written notice of such default from the Lessor, then the Lessor at its option may terminate this lease and take possession of the premises.

3. Covenants by Lessees. The Lessees further covenant and agree:

1. That it will not sublet or transfer the use or possession of said premises, or any part thereof, to any person or persons whomsoever, without the prior consent in writing of said Lessor;

2. That it will carefully and economically occupy and use said premises and forthwith, at its own expense, be responsible for all maintenance and repairs of said premises which are of an "ordinary" nature and will be responsible for all damages that may happen or accrue to said premises or any part thereof during the term of this lease, reasonable wear and use, damages by accidental fire not due to negligence of Lessee, and damages by the elements alone excepted.

3. That it will be responsible for and make payment of all utility charges incurred by it in connection with its use and occupancy of the demised premises to include, without being limited to, all charges for electricity, telephone, water, sewer and garbage services.

4. That it will not make any repairs or alterations to the premises herein demised without the prior written consent of the Lessor, and that any alterations or repairs made are to be made at the cost and expense of said Lessees, and to become the property of the Lessees at the termination of this lease if the Lessee's option to purchase is exercised.