

Lessee covenants and agrees with lessor that it will not use or permit said premises to be used for any unlawful purpose or permit thereon anything which may be or become a nuisance, and that it will not do or permit to be done on said premises anything which may render void or voidable any policy for insurance of said premises against fire or extended coverage or which may render any increase or extra premium payable for such insurance, and that at the expiration of the term of this lease it will deliver up said premises in as good and the same condition as they were at the beginning of this lease, reasonable wear and tear alone excepted.

Lessee may assign this lease or sublet the premises without the consent of the Lessor, provided Lessee shall remain liable for the payment of the rent reserved and the performance of all of the other terms and conditions of this lease.

Lessor agrees to pay all taxes and insurance on the building and property herein leased.

Lessee covenants and agrees that it will furnish at its own expense during the term of this lease all gas, water, lights, heat, air conditioning and other utilities to be used by lessee thereon.

Should the building on said premises be destroyed or so damaged by fire or other casualty as to be rendered unfit for occupancy, Lessor agrees to restore said building in substantially the same condition as before the fire, within a reasonable time, and the rent herein provided, or a proportionate part thereof, shall be abated until said premises shall have been restored by Lessor.

In the event of the bankruptcy of Lessee, or its assigns, or in the event that it should be placed in the hands of a receiver, or should make an assignment for the benefit of creditors, Lessor may, at his option, declare this lease immediately terminated and may take possession of the premises.

Should Lessee fail to pay any installment of the rent within thirty (30) days after the same shall become due, or fail to perform any of the covenants and agreements herein contained, Lessor may at his option either declare the rental for the entire term immediately due and payable and proceed to collect same, or may declare this lease terminated and take immediate possession of the premises, collecting the rentals up to the retaking of such possession.

IT IS UNDERSTOOD AND AGREED that at the expiration of this lease lessee shall have the privilege of removing any and all furniture, fixtures and equipment, except two lavatories, installed by it on the premises, including but not limited to heating, air conditioning and outside signs.

IT IS UNDERSTOOD AND AGREED that Lessee has option of a 2 (two) year extension of this lease by notifying Lessor in writing no later than 90 days prior to expiration of Lease.

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