

that would injure the value of the demised property, and shall at all times abide by and operate in accordance with the laws and ordinances pertaining to the business in which the LESSEE is engaged.

NOTICE: In the event of default or violation of any provisions of this lease by LESSEE, LESSOR may notify LESSEE by written notice, certified mail, return receipt requested, and LESSEE must comply within said ten (10) days with the notice or demand of LESSOR and if not complied with, LESSOR may proceed with any legal action necessary to compel compliance with said notice for protection of LESSOR'S interest.

PROPERTY DAMAGE: The LESSEE shall be responsible to repair any damages to the property resulting from any causes not covered by fire and casualty insurance that is carried by the LESSOR. Also, the LESSEE is responsible for any and all damages resulting from attempted or successful break-in, robbery, theft, vandalism, etc., or any such occurrence.

RENEWAL OPTION: The LESSOR grants the LESSEE an option to renew this lease for an additional one (1) year period with the rental rate to be Seventeen Thousand Two Hundred Fifty and No/100 Dollars (\$17,250.00) per year payable One Thousand Four Hundred Thirty-Seven and 50/100 Dollars (\$1437.50) per month as the renewal rental rate. The LESSEE is responsible for notifying the LESSOR of his intention to exercise each option at lease sixty (60) days in advance of the lease or option expiration date, or the options become null and void.

AFTER EXPIRATION: If the LESSEE shall remain in possession of the demised premises or any part thereof after the expiration of the term and/or renewal of this lease with the LESSOR'S acquiescence and without any agreement of the parties, the LESSEE shall be only a tenant at will and all the term implies, and there shall be no renewal of this lease or exercise of an option by operation of law.

ASSIGNMENT: LESSEE shall not have the right to assign or sublet any part or portion of the described property without first obtaining the written consent of LESSORS. Such consent by LESSOR shall not be unreasonably withheld.

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