

cannot be removed without substantial injury to the premises shall become the property of the Lessor upon installation; the Lessees shall not make any alterations, additions or improvements in, to or about the premises without the Lessor's written consent.

ARTICLE VI--COSTS OF COLLECTION OR EVICTION. The Lessees shall pay all costs including a reasonable attorney's fee of Lessor's attorney should the Lessor be compelled to commence or sustain action in Law to collect said rent or parts thereof or dispossess the Lessees or to recover possession of the said premises.

ARTICLE VII--MAINTENANCE. The Lessees shall keep and maintain all and every part of said premises in good repair, including but not limited to heat, air conditioning, plumbing, carpet replacement of light bulbs and/or tubes, parking area. The Lessor shall be responsible for maintenance of the roof and sewer system only. The Lessees shall be liable for any damages occasioned by failure to maintain or keep said premises in good repair.

ARTICLE VIII--UTILITIES. The Lessee shall pay for all utilities, electricity, water, gas, sewer fees and similar charges.

ARTICLE IX--DAMAGE TO PREMISES. In case the premises or any part thereof shall at any time during the said term be destroyed or damaged by fire or other unavoidable casualty so as to be unfit for occupancy or use, and so that the premises cannot be rebuilt or restored within 120 days thereafter, then this Lease shall terminate; but if the premises can be rebuilt or restored within 120 days, the Lessor will at its own expense and with due diligence so rebuild or restore the premises; Lessor shall give written notice to the Lessees within fifteen (15) days after said damage or destruction of its intention to rebuild or restore the premises. In any case, in which the use of the premises is affected by any damage to the building, there shall be either an abatement or an equitable reduction in rent, depending on the period for which and the extent to which the premises are not reasonably useable for the purposes for which they are leased hereunder.

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