

Lessor may execute a Memorandum of this Sub-Lease for recordation purposes.

IT IS AGREED that the Lessor assumes no liability for loss, injury or damage to any of the furnishings, equipment, appliances, machinery or fixtures of other personal property of Lessee located on the leased premises by reason of fire, storm, riot, injury or damage to said property of Lessee, or for loss, injury or damage to the leased premises or the resulting inconvenience, discomfort, loss of income or additional expense to Lessee arising out of fire, storm, riot or any other casualty whatsoever, regardless of cause. Lessee agrees that he shall at his own expense obtain insurance which shall indemnify him against such loss, injury or damage if Lessee desires protection from such loss, injury or damage.

The Lessor and Lessee agree that this Sub-Lease Agreement is subordinate to the underlying lease hereinbefore referred to and dated October 22, 1975, and that this Sub-Lease is conditioned upon the Landlord in the underlying lease expressly consenting to this Sub-Lease, and if the Landlord refuses to grant his consent to this Sub-Lease, this Sub-Lease shall be null and void and of no legal effect.

Handwritten initials: AB

In consideration hereof the Lessee agrees to pay directly to Harvey L. Burns on behalf of the Lessor herein on the thirtieth (30th) day of each month of said term, in advance, as rent for the said premises the sum of Nine Hundred Sixty-Seven and 55/100 (\$967.55) Dollars per month payable monthly in advance, and, in addition, any and all further or other amounts which the Lessee may be required to pay pursuant to the underlying lease dated October 22, 1975, specifically including a maintenance charge for heating and air conditioning units which is as of this date Four Hundred Fifty and No/100 (\$450.00) Dollars per year, a Sixty and No/100 (\$60.00) Dollar per year charge for water, and a Thirty and No/100 (\$30.00) Dollar per year sewer charge, but subject to change as set forth in said lease. It is specifically understood and agreed

Handwritten initials: HLB

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