

Upon failure of the Tenants to cure the default in ten (10) days from date of notice by the Landlord, the Landlord may declare the lease terminated. In such event the Landlord may enter the premises and take immediate possession thereof and shall be entitled to all rights and remedies available at law or equity.

5. Any notice required by the within Lease to be given to the Tenants may be delivered or mailed to the Tenant at the address of the premises.

6. a. This is a Net-net-net Lease with all costs associated with the property (other than Landlord's mortgage payments referenced in Paragraph 11) to be paid by Tenants. The parties further agree that beginning with the date of possession of the premises by the Tenants, the Tenants shall have the sole responsibility to promptly make all maintenance and repairs necessary without any expense to the Landlord; and that any alterations or improvements desired by the Tenants shall be at the cost and expense of the Tenants. All such alterations or improvements must have the written authorization of the Landlord prior to the construction of such alterations or improvements being started. All improvements shall remain with the property upon termination of the Lease and Option.

b. Tenants agree to keep the premises in a state of good repair with the costs of any repairs to be the responsibility of the Tenants.

7. The Tenants agree that upon the expiration of this Lease, the Tenants will, without any demand, quietly and peaceably surrender

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