

system breaks down, or heat is not furnished as herein provided, for such period as heat is not so furnished the rent shall abate. Landlords agree to furnish water for normal consumption in the ordinary course of the business to be operated at said premises, and normal consumption shall be construed to include water for the steam unit to be installed at said premises and drinking fountains but not water to be consumed for such uses as air conditioning or other type machinery and equipment. Tenant shall furnish and pay for the electric power consumed by Tenant.

(13) Tenant may, on the termination of this lease or at any time during the continuance thereof, remove from said premises all shelving, fixtures and other equipment (which equipment shall include but shall not be limited to lighting fixtures, machinery, electric fans, portable cooling units, etc.) which may have been installed in said premises or otherwise acquired by Tenant. Tenant agrees to repair any damage that may be done to the demised premises resulting from the removal of said fixtures and equipment.

(14) Tenant shall have the right to place signs or other advertising devices, electrical or non-electrical, either parallel to the building of which the herein demised premises are a part or the whole, or at any angle thereto, at or on either the front, back, roof or sides of such building. At tenant's expense, Tenant shall have the right to cut a door leading from the large area into the office space, said door to be located at such place as selected by the Tenant.

(15) Tenant shall have the option to renew this lease for an additional term of five (5) years, upon the same terms and conditions and the same rental herein specified, by giving to the Landlords written notice of Tenant's intention to exercise this option ninety (90) days before the expiration of this lease.

(16) If the rent above referred to, or any part thereof, shall be past due or unpaid on the date of payment by the terms hereof, and shall remain so for a period of thirty (30) days after written notice of non-payment, sent by the Landlords to the Tenant, then and in such case, it shall be and become lawful for the Landlords to declare the entire unpaid