

(3) The Lessees shall maintain the premises in good condition and state of repair, and the Lessor shall have the right to enter and inspect said premises at all reasonable times.

(4) In the event that one months rent shall at anytime be in arrears and unpaid, the Lessor shall have the right to terminate this Lease after giving the Lessees thirty (30) days written notice thereof, and it shall be lawful for the Lessor to re-enter and forthwith repossess all and singular the above granted and leased premises, without hindrance or prejudice to the Lessor's right to distrain for all rents unpaid at such time, and further in the event of default in payment of the aforesaid rent the remaining balance due on this Lease shall become immediately payable at the option of the Lessor.

(5) In the event the Lessees shall fail to comply with the terms of this Lease, or shall abandon the above leased premises the Lessor shall have the right to terminate this Lease and to re-lease said property to his best advantage, with the further right to hold the Lessee responsible for the difference in rent as liquidated damages.

(6) Upon the expiration of this Lease, the Lessees shall have the right to remove all personal property and equipment not constituting permanent fixtures from the premises hereinabove described.

(7) The Lessees shall not alter, or perform any alterations on the building situate on the aforesaid property without the written consent of the Lessor or her agents, and any additions or alterations permitted by the Lessor shall be done at the Lessees' expense, with the Lessees having the right to cancel said Lease unless said alterations are approved except where not recommended or deemed advisable by an Architect.

(8) The Lessor shall pay all town and county property taxes assessed against the demised property, and the Lessees shall pay all Town, State and Federal business licenses and taxes assessed thereon, and also the insurance premium on a minimum of TWENTY Thousand and no/100ths (\$20,000.00) Dollars fire and hazard insurance on said building.

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