from said venture from the amount due and owing by the Lessee;
(2) terminate the said Lease, enter and take possession of the
said premiese, free of any claims or right of the Lessees, their
heirs or assigns. The failure of the Lessor to take advantage
of any default of the terms herein shall not be considered
a waiver of any other or subsequent term or default.

ARTICLE XII--ACCESS BY LESSOR. Lessor may show the premises
to prospective leassees during the four months prior to the
termination of this Lease, during business hours upon reasonable
notice to Lessees.

Lessor shall have the right to enter premises
of Lessees at reasonable hours to inspect the premises and
to make such repairs which the Lessor may see fit to make without
waiving any other provision of this Lease.

ARTICLE XIII--TAXES. Lessor shall pay all county real property
taxes.

Lessees shall pay all county and state personal and
business property taxes.

ARTICLE XIV--PREMISES FURTHER DEFINED. It is agreed and under-
stood that the premises being surrendered by the Lessor to the
Lessees, with all systems operating properly, not only include
the building situate in Lake Forest Shopping Center known as
of this date as Woodlawn Pharmacy, but also ~~including the use
of the basement therein~~, the use of the parking area extending
in the front of said building to Highway No. 291, and also the
use of the service alley in the rear of the building.

ARTICLE XV--OPTIONS TO EXTEND. The Lessor hereby grants to the
Lessees an option to extend this Lease for an additional term
of five (5) years at the expiration of the term of this Lease
at a rental of $37,500.00, to be paid in advance in equal
monthly installments of $625.00, on the first day of the month,
provided that Lessees shall give Lessor, prior to the expiration
of the terms of this Lease, 90 days notice, in writing, of their
desire to extend said Lease. A new Lease Agreement for the
term of such extention shall be unnecessary on such extention,