

nants or terms of this Lease by either of the parties, the other party shall give the breaching party notice thereof and allow thirty (30) days within which to remedy said breach, except that in the case of breach for the failure to pay rent when due, only fifteen (15) days shall be allowed within which to remedy said breach. It is further understood and agreed that no waiver of a breach of any of the covenants of this Lease shall be construed to be a waiver of any succeeding breach of the same or any other covenant.

Section 8.03. Entire Agreement.

This Lease Agreement sets forth all the covenants, promises, agreements, conditions and understandings between Landlord and Tenant concerning the leased premises. Except as herein otherwise expressly provided, no subsequent alteration, amendment, change or addition to this Lease, nor any surrender of the term, shall be binding upon Landlord or Tenant unless reduced to writing and signed by them.

Section 8.04. No Partnership.

Landlord does not in any way or for any purpose become a partner of Tenant in the conduct of his business or otherwise, nor a joint venture or a member of a joint enterprise with Tenant.

Section 8.05. Covenants Extended to Heirs and Assigns.

All covenants, conditions, agreements and undertakings contained in this Lease Agreement shall extend to and be binding on the respective heirs, executors, administrators, successors and assigns of the respective parties hereto the same as if they were in every case named and expressed.

Section 8.06. Access by Landlord.

Landlord and the Landlord's agents, servants and employees shall have the right to enter the leased premises to whatever extent necessary or appropriate to enable Landlord to exercise all of its duties and rights under this Lease, including, without limitation, the making of repairs which Landlord may deem necessary from time to time for the security and preservation of said property.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals to duplicate originals of this Lease Agreement this 8<sup>th</sup> day of January, 1982.

[Signature]  
David M. Rogers

[Signature]

Landlord

[Signature]  
David M. Rogers

[Signature]

Tenant

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