

3) Furnish and supply said premises with all gas, light, electricity, heat, fuel and other utilities required or used by it and promptly pay for the same.

4) Save harmless the Lessors of and from all claims, damages, liens or lawsuits of third persons caused by any use made of the premises by the Lessee or of the improvements placed thereon by the Lessee.

5) Permit the Lessors to enter upon and examine the said premises at all reasonable times.

6) Use said premises in a careful and reasonable manner and upon expiration of this lease or any extension hereunder to deliver said premises unto the Lessors in as good condition and repair as the same shall be at the commencement of this lease, ordinary wear and tear, acts of God and natural decay or erosion excepted.

7) Peaceably and quietly have, hold and enjoy the premises during the term of this lease and any extension thereof upon the payment of the rentals and the performance of the covenants upon its part to be performed hereunder.

2) LESSEE HOLDING OVER. If Lessee remains in possession of the Demised Premises after the Lease term, Lessee shall be considered a tenant subject to the terms and conditions of this Lease from month to month at a rental of Nine Hundred Fifty and No/100 (\$950.00) Dollars per month and either party may terminate the tenancy as of the last day of any month by giving the other party at least thirty (30) days' written notice of such termination.

3) DEFAULT AND ACCELERATION. In the event that Lessee shall:

a) Be in arrears in the payment of the whole or any part of the amounts agreed upon hereunder for a period of ten (10) days after written notice that such payments have become due; or

b) Be adjudicated bankrupt, be subjected to receivership, file a voluntary petition in bankruptcy; or

c) Make a general assignment for the benefit of creditors; or

d) Abandon the Demised Premises; or

e) Default in the performance of any of the covenants and conditions required herein to be kept and performed by Lessee, and such default continues for a period of thirty (30) days after written notice from Lessor of said default.

The occurrence of any of the aforesaid events shall cause all rents due or to become due during the Lease term (or any extension thereof previously agreed to by the parties) to be and become immediately due and payable, and the Lessor may, at Lessor's option, cancel and terminate this Lease Agreement or take such other legal action for the enforcement of the terms thereof; and it shall be lawful for the Lessor, or Lessor's agents, to re-enter and forthwith

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