

6. The Landlord agrees to keep the roof and outer walls of said building in repair; however, the Landlord shall not be called upon to make any inspection of, or repairs to, the said building, nor shall the Landlord be liable for any damages from leaks or other damages caused by the condition of said roof and outer walls, should any occur, except those which may be occasioned by the Landlord's negligent failure to repair after a reasonable time in which to make said repairs shall have expired after receipt of written notice from the Tenants.

7. The Tenants agree that they will not make any repairs, improvements or alterations to the building except at their own expense after having first obtained the written consent of the Landlord.

8. The Tenants shall not assign this Lease nor sub-let the premises or any part thereof without the written consent of the Landlord.

9. In the event of the destruction of the premises by fire or other casualty, this Lease may be terminated at the option of either party, and there shall be no obligation on the part of the Landlord to restore said building.

10. It is mutually agreed that if any installment of rent be past due and unpaid by the Tenants for a period of thirty (30) days, or if any of the terms and conditions of this Lease are violated and the violation is not corrected within thirty (30) days after written notice by the Landlord to the Tenant, or if the premises be vacated, then the Landlord may, at his option, either:

(a) Declare the full rental price for the entire term immediately due and payable and resort to any legal remedies at law or in equity for the enforcement or collection of the rent or to recover damages for the breach of said covenants; or

(b) Declare this Lease terminated and enter and take possession of the leased premises and thenceforth hold the same free from the right of the Tenants, or their Heirs or Assigns, to use said demised premises, but the Landlord shall, nevertheless, have the right to recover from the Tenants any and all amounts which, under the terms hereof, may then be due and unpaid for the use of the demised premises.

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