

option is exercised, Lessee shall receive as a credit against said purchase price, the total amount of rents paid hereunder up to the time of closing.

3. In consideration of the premises, the Lessee agrees to pay Lessor a monthly rental of Two Hundred and 00/100 (\$200.00) Dollars, payable in advance, beginning September 1, 1968.

4. The Lessor agrees to pay all real estate taxes. The Lessee shall pay for all utilities. The Lessee shall further keep the premises in a good state of repair, and all upkeep and/or repairs shall be made at the Lessee's expense.

5. It is mutually agreed that if any installment of rent be pastdue and unpaid by the Lessee for a period of thirty (30) days, or on violation of any of the terms and conditions of this Lease, which are not corrected within thirty (30) days after written notice by the Lessor to the Lessee, or if the Lessee, its successors or assigns, goes into bankruptcy, either voluntarily or involuntarily, or is placed in the hands of a receiver, or makes a general assignment of its property for the benefit of creditors, or files a petition pursuant to any State or Federal Law for extension of its debts, or for reorganization or if its stock of goods or merchandise or equipment located on the premises should be seized under attachment, execution or other process, and it be not vacated or the property released within fifteen (15) days, then in any one of such events, the Lessor may declare this Lease terminated and enter and take possession of the leased premises and thenceforth hold them free from the right of the Lessee, or its successors or assigns, to use said premises, but the Lessor shall, nevertheless, have the right to recover from the Lessee any and all amounts which under the terms of this Lease may then be due and

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