

payable by landlord to tenant on demand, and tenant may deduct the same from any and all rents thereafter payable to landlord under the terms of this lease, until same is fully repaid to tenant, or at tenant's option tenant may simultaneously or otherwise pursue any and all other remedies for the collection and recovery of same with interest from the landlord.

The parties hereto agree that this lease shall be duly signed, executed and acknowledged by landlord and by tenant in due and legal form entitling same to be duly recorded in the proper public office of the County or other corresponding district in which the demised premises are located.

Landlord agrees to pay all broker's commissions, if any, for bringing about this lease, and further hereby agrees to hold tenant harmless from any and all claims for commissions for bringing about this lease.

Landlord hereby agrees to contribute Ten Thousand Dollars (\$10,000.00) cash to tenant toward the cost of restoring the portion of the building heretofore occupied by tenant. Said sum of Ten Thousand Dollars (\$10,000.00) shall be paid by landlord to tenant upon written request therefor by tenant which written request shall include evidence of payment by tenant of an amount not less than Ten Thousand Dollars (\$10,000.00) for the restoration work on the portion of the demised premises heretofore occupied by tenant. Said sum of Ten Thousand Dollars (\$10,000.00) shall be deducted from the amounts expended by tenant before arriving at the amount which shall form the basis for rental charges no. 2 and 3 above.

Handwritten signature