

lessors interest. It is further agreed that the lessee, by making a rental installment payment to any one of the lessors, shall be deemed payment to all of the lessors and the lessee is not at any time to become involved in the distribution among the lessors as to their proportionate share interest. Furthermore no change in ownership of the premises or assignment of the rental herein provided shall be binding upon the lessee for any purpose whatsoever until and unless the lessee in writing consents to said transaction or assignment.

VII.

It is further agreed between the parties that the lessee shall maintain the leased property and shall provide at the lessee's own expense any improvements to any plumbing, heating, electrical wiring, painting, exterior wall maintenance, flooring, and all interior maintenance. It is further provided that if the lessee fails to make necessary repairs as above described and said repairs are of absolute necessity in order to prevent deterioration of the leased premises, the lessors after giving sixty (60) days written notice to the lessee demanding that said repairs be made, the lessors, shall then have the right, at their option, to make said necessary repairs and to charge the same to the lessee as rent. If the lessee fails and refuses to pay same after thirty (30) days the lessors shall have the right to terminate this lease or to resort to legal process of rent distress or suit for the collection thereof.

VIII.

It is further agreed between the parties that the lessors shall pay all taxes and assessments against the real estate during the term of this lease and are to carry sufficient fire insurance and other insurance protection to restore the property to its existing state in the event of fire or any other destruction, either by act of God or man. It is further agreed that should said leased premises be destroyed by fire or act of God or man, the lessee shall not be bound and required to pay the within provided rental