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non-defaulting party's right of cancellation for violations or defaults of the other party thereafter occurring. The provisions of this or the following paragraph shall not restrict or affect the paragraph immediately preceding.

In the event the defaulting party cures such default specified in said notice within said Fifteen (15) day period following the notice of default above required, the Lease shall not terminate. In the event one party desires to exercise his option to terminate and cancel this Lease for a violation or default of the other party as provided above, the non-defaulting party shall give to the defaulting party written notice by registered mail that such Lease is cancelled and terminated as of the date of such notice.

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TERMINATION: Upon termination of this Lease, either by its own limitation, or otherwise as herein provided, the Lessee agrees to bind himself to yield up and surrender the possession of said premises to the Lessor in as good condition as they are now, ordinary wear and tear and the casualty of fire, wind, water or other casualty being expressly excepted.

TAXES: The Lessor shall pay any taxes or assessments imposed against the real estate and building. The Lessee shall pay all such taxes on all property owned by the Lessee upon the premises.

QUIET ENJOYMENT: Lessor covenants that the Lessee shall have the full, quiet, peaceable and exclusive possession and enjoyment of the entire premises throughout said ten (10) year period, subject, however, to the terms and conditions hereof.

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