

PAGE THREE

or any alterations to the land of a permanent nature, shall first be approved by the Lessor. The Lessor agrees to keep the roof in good repair. The Lessor also agrees to place the heating unit in the building on said premises and Lessees agree to place an air-conditioning in said building on the premises described above.

UTILITIES

All heat, fuel, electricity, water and utilities of all kinds shall be furnished at the expense of the Lessees.

DAMAGE BY FIRE OR CASUALTY

If, during the term of this lease or any extension thereof, the building located on the leased premises is damaged by fire or other casualty and the damage thereto does not render the building untenable, then the Lessor shall immediately repair said damage at Lessor's expense. However, if the damage resulting to the building from fire or other casualty is great enough to cause the premises to become untenable, then Lessor may elect to terminate this lease as of the date of the damage by such fire or other casualty by giving written notice to the Lessees within thirty (30) days after such date, or the Lessor may repair or restore the building at Lessor's expense, in which case the rent shall abate from the date of the damage until the date that the building is again ready for occupancy. If Lessor so elects to repair the building and does not substantially complete the work within ninety days of the date of the damage, then either party may terminate the lease as of the date of such damage.

(Continued on Next Page)