

Page Three

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 Lessors 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.

ASSIGNMENT AND SUBLETTING

The Lessee shall not assign the Lessors's interest in the lease or sublet any portion of the leased premises without first obtaining the written consent of the Lessors.

COVENANTS

(a) Should Lessee fail to pay the monthly installments of rent or perform any other conditions of this lease for a period of thirty (30) days, then the Lessors may declare the lease terminated and expel the Lessee therefrom without prejudice to other remedies.

(b) Lessors, or their designated agent, shall have the right to come upon the premises at any time during the term of this lease for the purpose of examining and inspecting same or for the purpose of protecting same. In so doing, neither Lessors, nor their agents, shall interfere with the operation of Lessee's business.

(c) Lessee shall promptly and peaceably vacate the premises upon the expiration or termination of this lease. Lessee shall leave in place all toilet fixtures and lavatories, all light fixtures, and all doors with locks in working order and all windows with glass panes intact.

(d) Lessee agrees that neither they or nor their agents will sell any bear, wine or intoxicating liquors on the premises during the term of this lease.

(Continued on Next Page)