

to be performed by Lessees, or in the event the business is discontinued or the premises vacated before the expiration of this lease, or should the Lessees go into bankruptcy, voluntary or involuntary, then and in that event the Lessors at their option may declare this lease terminated or declare the full rental price for the entire terms due by the Lessees unto the Lessors. It is further expressly understood and agreed that the Lessors will not terminate the lease for past due rent until after two monthly installments of rent are past due at one given time.

VIII.

The parties to this agreement agree that should the building on the property as described hereinabove be destroyed by fire, wind, or act of God in whole or in part, the Lessors agree that they will repair or will reconstruct the building within sixty (60) after notice of such destruction and during such time that the building is not in usable condition, the terms of this lease shall be suspended and expiration date of this lease shall be extended for a like period.

IX.

The Lessees shall have the right to erect an outdoor sign on the premise. It is further agreed that the Lessees will have the right to erect signs in the area which will be used for car service. It is further agreed that the Lessees have the right to install Metal Awnings for parking cars in this area.

X.

This lease agreement executed by the Lessors and the Lessees in duplicate merges all understanding and agreements between the parties hereto with respect to the leased premises and shall institute the entire agreement.

XI.

It is further agreed that permission by the Lessors for the Lessees to use the trade name "Clock Drive In", does not give the Lessee permission to use the name, "Clock Drive In"