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ACCESS

Lessee will permit said Lessors and the agents of said Lessors to enter upon the leased premises at all reasonable times, to examine the condition thereof, or make such repairs, additions and alterations therein as may be necessary for the safety, preservation or improvement thereof, or of said building.

SURRENDER AND DEFAULT

Lessee will surrender and deliver up said premises at the end of said term in as good order and condition as the same now are or may be put by said Lessors, reasonable use and natural wear and tear, fire or casualty excepted. If lessee shall fail to pay the rent specified in this lease, or if any part thereof shall at any time be in arrears and unpaid, or if said Lessee shall fail to keep and perform and observe any of the covenants, agreements or conditions of this lease on the part of said Lessee to be kept, performed and observed, and if any of the aforesaid defaults are not cured within thirty (30) days from date of written notice by registered mail of such default service upon Lessee, or if said Lessee shall be adjudged a bankrupt, or shall make an assignment for creditors, or if the interest of the Lessee herein shall be sold under execution or other legal process, it shall be lawful for said Lessors, their successors, heirs and assigns, to enter into said premises and again have, repossess and enjoy the same, as if this lease had not been made, and thereupon this lease, and everything contained herein, on the part of said Lessors to be done and performed, shall cease, terminate and be utterly void, without prejudice, however, to the right of the Lessors to recover from said Lessee all rent due up to the time of such entry.

Should said Lessee, with or without the express or implied consent of said Lessors, continue to hold and occupy said premises after the expiration of the term of this lease, such holding over beyond the term and the acceptance or collection of rent by Lessors, shall

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