

6. Lessee shall have the right to make any minor alterations or improvements, or additions to the equipment, buildings or premises; provided, however, prior to making any major changes or alterations prior written approval shall be obtained from the Lessor. It being agreed and understood by the parties that all additions, alterations or improvements made to the premises during the term of this Lease, shall become the property of the Lessor at the expiration of the Lease.

7. The Lessee shall be responsible for the upkeep of all buildings and shall carry the insurable amount of fire and extended coverage insurance on the screen tower and apartment and all other buildings located therein; and in case of destruction of the screen tower and apartment, or damages thereto by fire or other causes covered by the policy the Lessee shall apply the proceeds to the repair and restoration of the tower, the apartment, the furniture, fixtures and equipment, so destroyed or damaged with reasonable promptness.

8. It is expressly agreed that if any monthly installment of rent as herein called for remain overdue and unpaid for fifteen days, Lessor may at his option at any time during such default declare this lease terminated and cancelled and take possession of the premises and property. Provided, that before any forfeiture is declared under the terms of this lease of nonpayment of rent or otherwise, the Lessor shall be required to give Lessee ten days notice in writing of the particular default and his intention to declare a forfeiture, and that Lessee shall have the right during said ten-day period to cure any such default. A copy of such written notice to be mailed to the Escrow Agents herein referred to.

9. The Lessee will save the Lessor harmless from any liability by reason of injury to any person on or about the demised Premises.

10. The Lessor covenants unto the Lessee the quiet enjoyment of the leased Premises during the term of this Lease.

11. Lessor shall pay all property taxes, all other expenses and costs are the responsibility of the Lessee.

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