

2. TO HAVE AND TO HOLD the above-described premises unto Lessees, their heirs, executors, administrators and assigns, for a period of ninety-nine (99) years from the date hereof.

4. Lessees shall pay all property taxes on the premises during the tenure of this lease.

5. Lessees, at their option, shall have the right to assign this lease to a corporation under either of the conditions set forth in (a) or (b) below:

(a) At any time after ten (10) years from the date of the lease, Lessees shall have the right to assign this lease to a corporation to be formed by them, which corporation shall have an authorized capital of not less than \$10,000.00, of which amount at least \$5,000.00 shall be paid in or subscribed to by Lessees; or

(b) At any time after improvements in the amount of \$20,000.00, or more have been erected or placed upon the leased premises, Lessees shall have the right to assign this lease to a corporation formed by them with any authorized capital.

In the event of assignment by Lessees to a corporation under the terms of either (a) or (b) above, and in either or both events, upon such assignment, Lessees shall be relieved of any further personal liability under this lease. Other assignments or subleases may be made by Lessees or by such corporation but such other assignments or subleases shall not relieve the assignor(s) from their obligations hereunder.

6. By reason of the duration of this lease and the fact that the same may be assigned outright or as security, or

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