

fees, in instituting, prosecuting, or defending any action or proceeding instituted by reason of any default of the Lessees, the Lessees shall reimburse the Lessors for the amount of such expense. Should the Lessees, pursuant to this Lease, become obligated to reimburse or otherwise pay the Lessors any sum of money in addition to the specific rent, the amount thereof shall be deemed additional rent and may, at the option of the Lessors, be added to any subsequent installment of the specific rent due and payable under this Lease, in which event the Lessors shall have the remedies for default in the payment thereof provided by this Lease.

11. Surrender of Leased Premises. Upon the expiration of this Lease, the Lessees shall surrender the demised premises to the Lessors in as good order and condition as at the commencement of the term, unrestored alterations, reasonable wear and tear, damage by fire, other casualty and the elements excepted.

12. First Right of Refusal in Purchasing Premises. If the Lessors should receive a bona fide offer to purchase the leased premises during the term of this Lease or during any renewal period thereof, the Lessors shall give written notice of such offer within thirty (30) days of their receipt of the offer. The Lessees shall then have thirty (30) days from the date of such notice within which to notify the Lessors in writing that the Lessees will purchase the premises at the same price as originally offered to the Lessors, but upon such terms as the parties may agree.

13. Documentary Stamps and Memorandum of Lease. The Lessees shall be obligated, at their own expense, to record a memorandum of this Lease and pay all documentary stamp taxes and recording fees due thereon. Within fifteen (15) days of the execution of this Lease, the Lessees shall provide to the Lessors satisfactory evidence that the memorandum

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