

12. Notices. All notices to be given under this instrument shall be in writing and shall be given to the respective parties by mailing same postage prepaid. Notice shall be deemed given on the date after mailing.

13. Maintenance and Repairs; Condition of Premises Upon Termination. Lessor agrees to rent the premises to the Lessee in good condition. Lessee agrees to maintain the premises, including but not limited to the walls, foundation, roof, doors, floor, plumbing, electrical and other systems, and to keep them in good condition during the term of the lease and any renewals. On the termination of this Lease, Lessee will yield up the premises to Lessor in good condition and repair, ordinary wear and tear excepted.

14. Quiet Enjoyment. The Lessee, upon paying the rents and performing all of the terms on its part to be performed, shall peaceably and quietly enjoy the premises subject, nevertheless, to the terms of this Lease.

15. Heirs, Successors and Assigns and Inclusiveness of Heirs. The covenants, conditions and agreements contained in this Lease shall bind and inure to the benefit of the Lessor and Lessee and their respective heirs, successors and, except as otherwise provided in this Lease, their assigns. Wherever Lessor and Lessee are herein referred to, such reference shall be construed as applying to their respective heirs and successors in interest and assigns and where the contract requires or admits, to their heirs, assigns, personal representatives, agents, employees, invitees and financial representatives. The use of the neuter singular pronoun in reference to Lessor or Lessee shall be deemed a proper reference even though the Lessor or Lessee may be an individual, a partnership, a corporation, or a group of two or more individuals or entities. The necessary grammatical changes required to make the provisions of this Lease applicable in the plural sense if there is more than one Lessor or Lessee, and the

(CONTINUED ON NEXT PAGE)