

taking over said building. Should the premises or any of the facilities or equipment be condemned by the City or State Health Department the lessors agree that they will pay for whatever changes or whatever is necessary to conform to the regulations of the City or State Health Department, and will save lessees harmless for any damages or penalties therefor.

The said lessees agree to maintain the equipment and keep it in good working condition during said term, and will replace any damaged, lost or broken item of equipment, and will re-decorate said building at their own expense, provided, however, that should any of the equipment now in said building and leased for said term become unusable or unsatisfactory by use in the normal wear and tear of said equipment then the lessors agree to purchase such new equipment at their expense. The lessees agree not to make any major alterations of said building without the written consent and approval of the lessors.

Lessees agree to pay the rent in the manner above stated; that they will not assign said lease without the written consent of the lessors; that they will leave the premises in as good repair, reasonable wear and tear excepted; that said premises will not be used during said term for any other purpose or purposes than above specified.

Lessees will pay all bills for gas and electricity used upon said premises during said term; that on the expiration of said term, namely on the 6th day of August, 1954, without any notice, requiring them to do so they will deliver to said lessors, their agents or assigns, quiet and peaceable possession of the premises; and should the lessees be in default of any monthly installment of rent for a period of thirty (30) days lessors may reenter for such default or for breach of any covenant herein contained.

It is understood and agreed that the lessees herein have the option to renew said lease under the same terms and conditions