

It is further agreed and understood between the parties hereto that said premises are to be used solely for the purpose of operating a wholesale radio and electronics supply business, and that no other business may be operated on said premises during the term of this Lease without the prior written consent of the Lessors. It is further agreed and understood between the parties hereto that said premises are not to be sublet or the Lease assigned without the prior written consent of the Lessors.

It is further agreed and understood that in the event of bankruptcy or receivership, or in the event of an assignment for the benefit of creditors of the Lessee then said Lease is immediately terminated and declared null and void. It is further agreed between the parties hereto that in the event that the Lessee shall become in arrears with the rent for a period of one (1) month that said Lease will be automatically terminated.

The Lessee hereby agrees to take the building just as it stands, and it is further agreed and understood that the Lessors are responsible for making repairs to the roof of said building only, and will not be liable for any damage incurred from the leakage of said roof until the said Lessors shall have been notified in writing and had a reasonable time to provide necessary repairs.

It is further agreed and understood between the parties hereto that if the Lessee, during the course of this Lease, desires an alteration of said building or premises that the Lessee shall first obtain, in writing, the consent of the Lessors, and that such alterations or renovations shall be done at the sole expense of the Lessee.

It is further agreed and understood between the parties hereto that the Lessors shall give a sixty-day written notice to