

elect not to do so, the monthly rental thereafter to be paid shall be reduced by an amount which bears the same ratio to that herein provided for as the area taken bears to the total area prior to the taking.

10. The Lessors further agree to pay all taxes, assessments and obligations which are or may become a lien on the demised premises and improvements as they become due.

If Lessors should fail to do so, Lessee shall have the right to make such payments for the account of the Lessors, in which event Lessee shall be subrogated to all of the rights of the holder of such lien, and in addition thereto shall have the right to apply accruing rentals in satisfaction of such obligations.

11. That upon the termination of this lease, either by its own limitation or otherwise, the Lessee shall surrender the full and complete possession of said leased premises to the Lessors, in as good condition as when Lessee took possession thereof, reasonable wear and tear and the casualty of fire, wind, water, flood, tornado or other casualty excepted, as well as all other damage to the premises, caused by the negligence of the Lessors or their failure to comply with their obligations under this Contract and Lease Indenture which are also excepted.

12. That the Lessee shall have the right to transfer and assign this lease and to sublet or underlease the leased premises and any part or parts of the leased premises in event Lessee desires to do so.

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