

of the LESSORS to make repairs required by them to be made as aforesaid, the LESSEE shall have the right to make such repairs and deduct the cost thereof from the next subsequently accruing installment or installments of rent payable hereunder, or, at the option of the LESSEE, and upon ten days' written notice to the LESSORS, this lease shall terminate and cease, and the LESSEE shall be relieved and discharged of all further obligation or liability hereunder.

4. The LESSEE shall pay to the LESSORS a monthly rental of Five Hundred (\$500.00) and No/100 Dollars per month, payable in advance on or before the fifth day of each month with proration of the rent for that proportionate part of the first and last calendar months of this lease. In the event the insurance rate is increased due to a change in the manner of operation of the LESSEE'S business, the rent shall be increased in the exact same amount by which the insurance premium is increased. The increase in rent shall only be payable so long as the insurance premiums are increased.

5. The LESSEE agrees to furnish and pay for all utilities including, but not limited to, the following: water, electricity, heat, gas, telephone. However, the LESSORS agree to promptly repair any major damages or defects in the air conditioning, heating and electrical systems. The LESSEE shall be responsible for minor repairs caused by ordinary wear and tear not to exceed Twenty-five (\$25.00) Dollars in cost on any one occasion.

6. The LESSORS agree to pay the County and City taxes levied against the real property thirty (30) days after receipt of bill or notice for same. Should the LESSORS fail to pay these taxes, the LESSEE may, after ten days' written notice to the LESSORS, pay said taxes and deduct the amount thereof from the future rent.

7. The LESSEE agrees to pay the County and City personal property taxes levied against said property located on the leased premises thirty (30) days after receipt of notice or bill for same. Should the LESSEE fail to pay these taxes, the LESSORS may, after ten (10) days' written notice to the LESSEE, pay said taxes and add the amount thereof to the future rent.

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