

Page Two

Outside signs may be erected on said building, but with the prior consent of the Lessors.

In the event of destruction of the building in part or in whole by fire or other causes, such as windstorm, etc., the Lessors, at their election, may deem the Lease terminated or may repair or re-erect said building and continue said Lease in effect, said Lease abating while the premises are not occupied by reason of such calamity.

The Lessees shall have the right to assign this Lease to a business corporation which is to organize, but the original Lessees herein shall continue to be personally responsible and obligated under the terms and conditions of this Lease.

It is further agreed and understood between the parties hereto that the Lessees shall have access to the building before November 1, 1958 in order that they might commence to repair and paint the interior and install trade fixtures.

It is agreed and understood that the Lessors shall pay to Caine Realty Company a commission of five (5%) per cent per month of the monthly rental or Ten (\$10.00) Dollars per month, during the first year of this Lease, however, such condition and payments shall terminate at the end of the first year of this Lease and no such commission shall be due or owing upon any extension or renewal of this Lease.

To have and to hold the said premises unto the said Lessees, their heirs and assigns forever, and executors and administrators, for the said term.

It is further agreed that the Lessees shall make good all breakage of glass and other injuries done to the premises during the term except such as are produced by natural decay, and agree that any improvements or alterations in the premises shall not be done without the prior consent of the Lessors.

It is acknowledged between the parties hereto that this Lease is being executed in duplicate and that each party is retaining a copy hereof.

(Continued on Next Page)