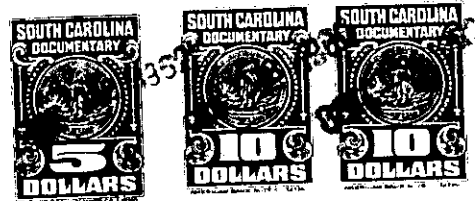


iums shall be paid by the Lessee; that the Lessors shall provide adequate plumbing facilities, heating facilities and basic electrical supply and outlets, but the Lessee shall provide all necessary partitions, lighting fixtures, interior painting and general maintenance of the interior spaces occupied; that all plumbing repairs shall be made at the expense of the Lessee.

8. No representation is herein made as to the completion date of the building in question, but it is expected that said building will be ready for occupancy on or about September 1962.

9. The Lessee covenants and agrees to make no claim against the Lessors for or on account of any loss or damage sustained by fire, or water, howsoever coming on or being upon said premises; the Lessee further agrees to save the Lessors harmless from any liability by reason of any property damage or personal injuries to any person or persons on or about the said premises occupied by the Lessee; the Lessee covenants and agrees not to erect, affix or display any sign on the exterior of the premises without, in each instance, first securing the written consent of the Lessors; the Lessee further agrees to take good care of the leased premises and to use the same in a careful and proper manner and do no act that will deface or damage said premises.

10. In the event the Lessee violates the provisions of this Lease and/or fails to pay the rent when due and it becomes necessary for the Lessors to employ an attorney at law to enforce compliance and/or collect the rent due, then the Lessee hereby agrees to pay a reasonable sum as attorney's fees in addition to all other amounts due under this Lease.



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