

(e) To install gas heater or heaters necessary and sufficient to properly heat the building during the winter months.

4- Lessee agrees at the end of the Lease or at the end of any extension of the Lease as hereinafter set forth by way of option to deliver up the premises unto the Lessors and expressly agrees if there is default in the payment of any monthly rent as herein stipulated for a period of over Ten (10) Days after any payment is due the said Lessors, their attorney or agent, shall have the right to re-enter and possess the said premises and to expel and remove therefrom the said Lessee or any other party occupying the said premises.

5- The Lessee, upon the occasion of any default, expressly authorizes the Lessors, their attorney or agent, to remove all property of the Lessee which may be found upon the premises without any liability whatsoever to the Lessee for any damage that may result to Lessee's property and without any responsibility for storing or caring for said property after its removal. PROVIDED, HOWEVER, that before Lessors may avail themselves of claiming a default they shall give to the Lessee Ten (10) Days written notice by registered or certified mail of such default and Lessee shall have a period of three (3) days after receipt of said notice in which to pay the rent and avoid the default.

6- IT IS EXPRESSLY UNDERSTOOD by the parties that this Lease shall be terminated in the event of the destruction of the premises by fire or other casualty to the extent that the same becomes unuseable for a period of Fifteen (15) Days.

7- The Lessors, in consideration of the payment herein provided, agree that the Lessee, upon carrying out the terms of this Lease and making the monthly rental payments provided herein, shall have and hold the said premises for its own use, peaceably and without interference from the Lessor.

8- Lessee shall have the right and privilege to erect such sign

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