

render the Lessors a statement and pay the additional rental on gross sales hereinabove stipulated if any amount shall be found to be due.

6. It is further understood and agreed that should any installment of the guaranteed rent or the additional rent be past due and unpaid by the Lessee, the Lessors may, at their option, after giving fifteen days written notice, either:

(a) Declare the full rental price of the entire term immediately due and payable and resort to any legal remedies, at law or in equity, for the enforcement or collection of the rent or to recover damages for the breach of said covenants; or

(b) Declare this lease terminated and enter and take possession of the leased premises, and thenceforth hold the same free from any right of the Lessee or its successors or assigns, to use said demised premises, but the Lessors shall, nevertheless, have the right to recover from the Lessee any and all amounts which under the terms hereof may then be due and unpaid for the use of the demised premises;

Provided the Lessee shall not have paid said rent before the expiration of such fifteen days notice.

7. The Lessors agree to keep in good repair the roof, outer walls and down spouts, and all other structural parts of the building, including floor joists, floor sleepers, and structural floor, as distinguished from floor covering. It is understood and agreed that the roof, outer down spouts, and all other structural parts of the building which the Lessors agree to keep in good repair, are considered sound and the Lessors shall not be called upon to make any inspection of or repairs to said portions of the building and shall not pay any damage from leaks or the condition of the roof, outer walls and down spouts should any occur, except damages due to the Lessors' negligence after notice from the Lessee and a reasonable time to repair such portions of the buildings has expired.

8. Except as herein provided, the Lessors shall not be called upon to make any repairs, improvements, or alterations during the terms of this lease and the Lessee agrees to take the buildings just as they stand.

9. It is further agreed that in the event the business of the Lessee is discontinued or the premises vacated before the expiration of this lease or

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