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4. That at the expiration of the said term, or any renewal thereof, it will quit and surrender the premises hereby demised in as good state and condition as received, reasonable wear and tear by damage or fire or the elements, or from other causes beyond its control, excepted.

5. That it will comply with all lawful requirements of the Health Board, police and fire departments and municipal authorities respecting the manner in which it uses the leased premises. It is understood, however, that the Lessors will make any alterations of or additions to the said premises which may be ordered or required by law or by any lawful authority, and that the Lessee shall not be obliged to make any alteration of the same. If by exercise of the right of eminent domain, or seizure, or appropriation of space in the demised premises by lawful authority, an untenable condition is created, the Lessee shall have the option to terminate this Lease; but if such an untenable condition is not thereby created, then rental shall abate pro-rata according to the space seized or appropriated.

6. That it will pay for water, gas and electricity used by it.

The Lessors hereby covenant and agree with the Lessee as follows:

1. That they are, at the time of the execution of these presents, the sole owners in fee simple of the premises hereby demised, and that they have full right to lease the same for the term aforesaid. It is expressly understood and agreed

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