

Four Hundred and No/100 (\$400.00) Dollars paid by the Lessee to the Lessors is hereby acknowledged and it is agreed that this \$400.00 shall be applied to and constitute payment of the last two monthly installments due under this lease.

T E R M

This lease shall commence on July 1, 1967 and shall terminate on June 30, 1968, unless cancelled or sooner terminated in accordance with provisions hereinbelow contained.

IMPROVEMENTS, REPAIRS AND UTILITIES

The Lessee shall be responsible for the payment of all utility expenses, and shall further be responsible for maintenance, repair and upkeep of the leased premises, including any heating or airconditioning equipment. Lessee shall have the right to make minor alterations and improvements to the premises so long as such do not tend to decrease the value of the property, but any major structural changes or alterations shall first be approved by the Lessors.

DAMAGE BY FIRE OR OTHER CASUALTY

If during the term of this lease or any extension thereof the building located on the leased premises is damaged by fire or other casualty and the damage thereto does not render the building untenable, then the Lessor shall immediately repair said damage at Lessor's expense. However, if the damages resulting to the building from fire or other casualty is great enough to cause the premises to become untenable, then Lessor may elect to terminate this lease as of the date of the damage by such fire or other casualty by giving written notice to the Lessee within 30 days after such date, or the Lessor may repair or restore the building at Lessors' expense, in which case the rent shall abate from the date of the damage until the date that the building is again ready for occupancy. If Lessors so elect to repair the building and do not substantially complete the work within 90 days of the date of the damage, then either party may terminate the lease as of the date of said damage.

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