

(5) It is agreed and understood that the LESSORS shall keep the roof of the building in a good state of repair. Should the LESSEES wish to make any minor interior alterations on the structure of the interior or change the walls, they may do so only with the approval of the LESSORS. Any other necessary and desirable repairs to the building shall be made solely at the cost and responsibility of the LESSEES. If any interior wall changes shall be made by LESSEES, said interior walls shall be restored to their former state by LESSEES and at their sole expense, and except for ordinary wear and tear, the premises shall be delivered to the LESSORS at termination of lease in as good condition as at the beginning of term.

(6) The LESSEES may use the building for any reasonable purpose, PROVIDED HOWEVER, that no alcoholic beverages shall be stored or sold on the premises, and said premises shall not be sublet.

The LESSORS specifically agree herein and do hereby waive any lien rights they may have on any equipment which is stored in the building until the purchase price of said equipment is paid in full. Then the LESSORS rights shall revive and take precedence over any subsequent chattel mortgage.

(7) In the event of fire or other casualty substantially destroying the building, this lease shall forthwith be terminated, unless the building is repaired or restored and the lease continued by mutual consent of the parties hereto.

(8) LESSORS agree to keep the taxes paid on the real estate herein leased and to keep the building insured against loss by fire and also to keep the plate glass insured. LESSEES, by this lease, assume all liability for any damages resulting to customers, guests, or other persons on the premises, and shall carry public liability insurance to protect them and the LESSORS against any such claims.

(9) Should the LESSEES become bankrupt, either voluntarily or involuntarily, or should their business become subjected to a receivership, it is understood and agreed that this lease shall

(Continued on next page)