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being understood and agreed that any improvements attached to the premises herein shall become a part of the real estate and at the end of said Lease shall belong to the Landlord.

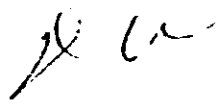
(6) The Tenant shall not sublet or assign this Lease without the written consent of the Landlord.

(7) The Landlord shall carry an adequate amount of insurance on the building, and should it be damaged or destroyed by fire or other casualty, the Landlord shall promptly repair and restore the building to its former condition, whereupon this Lease shall continue in force and the rent shall be abated to the Tenant in proportion to the extent to which any portion or all of the premises are rendered unfit for use.

(8) In the event the Tenant or his heirs and assigns shall be adjudged bankrupt or insolvent according to law, or shall file a voluntary petition of bankruptcy or if any payment of rent shall be past due and unpaid for a period of thirty (30) days or on violation of any of the terms and agreements of this Lease, which is not corrected within thirty days after written notice, this Lease shall, at the option of the Landlord, terminate and the Landlord may thereupon lawfully enter into or upon the premises or any part thereof and repossess the same and expel the Tenant and those claiming under him and remove his or their effects by force, if necessary, without being deemed guilty of any manner of trespass, and without prejudice to any other claims or remedies the Landlord may have or use to collect the arrears for rent and/or damages for breach of contract.

(9) The Tenant agrees that he will not do or permit to be done on the premises anything which may render void or voidable any policy of insurance on said premises against fire and extended coverage or which may cause any increase or extra premium for such insurance. If the Tenant, through his activities, should increase the cost of the insurance, then he agrees to pay any and all increase in said premium.

(10) The Landlord agrees during the term of this Lease to pay all taxes, assessments or liens that may be made against or levied upon said premises during the term of this Lease.



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