

(8) Lessees shall be responsible for the payment of all water and utility bills together with any and all ad valorem taxes accessed with respect to any and all improvements on the premises. Lessor shall be responsible for the payment of ad valorem taxes accessed with respect to the real estate.

(9) Lessees may assign or sublet all or any portion of the premises but not without first obtaining the written approval of Lessor which shall not be unreasonably withheld and upon such assignment or subleasing, Lessees shall be and remain fully bound by all terms contained in this Lease.

(10) Lessees shall have the option of renewing this Lease for an additional Five (5) year period at a rental to be agreed upon by giving written notice thereof to Lessor at least Ninety (90) days prior to the expiration of the Lease.

(11) Lessees further covenant and agree that at the termination of this Lease they will deliver up said premises in as good condition as they shall have been at the beginning of the term, natural wear and tear alone excepted. If the business is discontinued or the premises vacated before the expiration of this Lease or any renewal thereof, then the whole of the unexpired term shall become immediately due and payable. Destruction of the premises by fire or other casualty making it unfit for occupancy or Ten (10) days arrears of rent shall terminate this Lease at the option of Lessor. In the event of bankruptcy or receivership of Lessees or should Lessees make any assignment for the benefit of creditors, Lessor may at her option declare this Lease immediately terminated and take possession of the premises.

(12) Should any installment of rent not be paid within Ten (10) days of the date when due, Lessor may either (a) declare the full rental for the full term immediately due and payable and resort to any legal or equitable remedies to which by law Lessor may be entitled for the collection of rent or (b) at Lessor's option declare this Lease terminated and enter and take possession of the