

on account of "Labor Troubles" or any other cause beyond the Lessor's control, and to the extent that the premises are rendered untenable the rent shall proportionately abate, but in event the damage shall be so extensive that the Lessor shall decide not to repair or rebuild this lease at the option of the Lessor, shall be terminated upon written notice to the Lessee, such notice to be given within 10 days of fire, and the rent shall, in such event, be paid to or adjusted as of the date of such damage.

(4) If the said Lessee shall neglect to make any payment of rent when due or within fifteen days thereafter or shall neglect to perform any condition herein on its part for a term of 10 days after said Lessor shall have given it notice of such neglect, said Lessor may enter the premises and expell said Lessee therefrom without prejudice to other remedies. Notice to quit possession and every other formality is hereby expressly waived in case of default.

(5) It is understood and agreed by and between and parties hereto that the Lessee is to furnish and pay for all heat, water, and electricity used on herein leased premises.

(6) It is understood and further agreed that the Lessee shall have the privilege to sub-lease all or any part to any inter-line company, however, should the Lessee do or permit to be done any act or anything that should increase the fire insurance, the Lessee will re-imburse the Lessor for any increase during the term of this lease.

(7) The Lessee agrees to save the Lessor harmless and indemnified from all loss, damage, liability, or expense incurred or claimed by reason of Lessee's neglect or use of the premises, or by reason of any injury or damage to any person or property therein which is not caused by the negligence of the Lessors.

(8) The Lessee agrees that the said Lessor, its agent and other representatives, shall have the right without abatement of rent to enter into and upon such premises, or any part thereof, at all reasonable hours for the purpose of examining the same, or making such repairs or alterations therein as may be necessary for the safety and preservation thereof.

(9) This lease is subject and subordinate to all mortgages which may now or hereafter affect the real property, of which the demised premises form a part and to all renewals and extensions thereof. In confirmation of such subordination, the Lessee shall execute promptly any certificate that the Lessor may request.

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