

be delivered to the Lessors for their records.

SIXTH: The Lessee does hereby covenant and agree that it will maintain the demised premises in good condition and repair at its own expense, including the maintenance of the interior and exterior of the building and of the parking areas, and that at the expiration of the term of this lease, it will deliver up said premises in as good condition as it was at the beginning of said term, ordinary and reasonable wear and tear excepted.

SEVENTH: In the event of the bankruptcy of the Lessee, or in the event that it should be placed in the hands of a Receiver, or should it make an assignment for the benefit of creditors, then, and in that event, the Lessors may, at their option, declare this lease immediately terminated and take possession of the premises.

EIGHTH: Should the Lessee fail to pay any installment of rent within thirty (30) days after the same shall become due, or fail to perform any of the covenants and agreements herein contained, then, and in that event, the Lessors may, at their option, either declare the rental for the entire term immediately due and payable, and proceed to collect the same, or may declare this lease terminated and take immediate possession of the premises, collecting the rentals or the rental due up to the retaking of such possession.

NINTH: This lease may be terminated by the mutual consent of Lessors and Lessee.

TENTH: It is agreed and understood that the Lessee shall have the right to use such premises in any way that it may so desire, it being further agreed that the Lessee will not make use of said premises for any unlawful or immoral purpose. Lessee shall not assign this lease or sublet the premises except upon the written consent of the Lessors, HOWEVER, it is expressly agreed and so understood that no such assignment or sublease as provided for under this section,