

Lessors for failure to comply with the terms hereof. In the event the Lessors obtain possession of the premises under the terms of this paragraph, the Lessors shall forthwith and diligently, without expense to the Lessee, make every effort to rent the premises in whole, or in component parts aggregating the whole, for at least as much monthly rent as is provided in this lease, and the Lessee shall be liable only for any loss of rent.

10. If the Lessee shall hold over beyond the term of this lease or any renewal or extension thereof, the occupancy of the Lessee subsequent to the expiration of the lease term or renewal or extension thereof shall be from month to month and shall not be considered as a renewal or extension of this lease.

11. The Lessors shall have the right to terminate this lease if any proceedings, whether voluntary or involuntary, are instituted for the dissolution, receivership or bankruptcy of the Lessee or because of the insolvency of the Lessee or if all the business conducted by the Lessee becomes subject to the jurisdiction of any receiver, court, trustee or other judicial official.

12. The Lessors agree to pay all ad valorem taxes levied and assessed against the leased premises by any town, city, county or other governmental authorities during the lease term.

13. The Lessors agree during the lease term to maintain and keep in good repair the roof, downspouts and exterior walls of the building unless the damage thereto is caused or occasioned by the negligence of the Lessee, in which event such repairs shall be made by the Lessee.

14. If the building in which the leased premises are located is damaged or destroyed during the lease term by fire, or any other casualty, or by other means, then the Lessors shall, within thirty (30) days from the date of such damage or destruction, notify the Lessee in writing that it elects to cancel this lease or elects to rebuild or repair the said premises. If the Lessors elect to rebuild or repair the premises, the Lessors shall proceed immediately with the rebuilding or repairing in such manner as to restore the premises to substantially the same condition as the same were at the time of destruction or damage and from the date of the damage or destruction the rent shall abate in proportion to the extent and duration of untenability. If the Lessors elect to cancel the lease, the premises shall be surrendered by the Lessee to the Lessors on the thirtieth day following the date of receipt of the written notice and this lease shall become void at that time and the Lessee shall have no further obligation to pay rent or to perform any other covenant or agreement contained herein. Premiums for fire and extended coverage insurance on the demised premises, if there is any such insurance, shall be paid for by the Lessors. The Lessee is under no obligation to have such insurance issued or to pay any premiums therefor.

15. The Lessors covenant hereby that they are owners of the premises and have the right to lease the same, and that the Lessee, upon paying the rent provided herein and upon performing each and every part of the covenants, conditions, undertakings and agreements to be performed and observed by it, shall hold and enjoy the demised premises for the term aforesaid, free from molestation, eviction or disturbance.

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