

heating, electrical wiring, painting, exterior wall maintenance, flooring, and all interior maintenance. It is further provided that if the Lessees fail to make necessary repairs as above described, and said repairs are of absolute necessity in order to prevent deterioration of the leased premises, the Lessors, after giving sixty (60) days' written notice to the Lessees, demanding that said repairs be made, shall then have the right, at their option, to make said necessary repairs and to charge the same to the Lessees as rent. If the Lessees fail and refuse to pay same after thirty (30) days, the Lessors shall have the right to terminate this Lease or to resort to legal process of rent distress or suit for the collection thereof.

VIII

It is further agreed between the parties that the Lessors shall pay all taxes and assessments against the real estate during the term of this Lease, and are to carry sufficient fire insurance and other insurance protection to restore the property to its existing state in the event of fire or any other destruction, either by act of God or man. It is further agreed that should said leased premises be destroyed by fire or act of God or man, the Lessees shall not be bound and required to pay the within provided rental until such time that the premises have been restored to a useable state of condition.

It is further agreed that the Lessors shall carry adequate fire insurance to restore the building improvements on said property in the event of fire or other casualty loss, and upon the occurring of fire or casualty loss, the Lessors shall be bound to restore the premises as soon as possible to an equivalent condition that existed prior to such loss.

IX

It is agreed further between the parties that the Lessors shall not have the right to terminate this Lease or any of its terms or conditions, except as hereinabove provided or for