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and that the Lessor will pay all property taxes on said premises and insurance premiums on the building in which the leased premises are located.

(5) In the event the leased premises should be damaged by fire or other causes, the Lessor agrees to make repairs within the period of ninety (90) days from the date of such damage or the lease may be terminated at the option of the Lessee, in which event the rent shall be due and payable only up to the date of such damage.

(6) The Lessor agrees to furnish water, lights and heat in the leased premises during the term of this lease. Janitorial services and the cost of any other utilities shall be paid by the Lessee. It is understood and agreed that the Lessee shall not sublet or assign this lease or any portion of the premises covered by this lease except upon the written consent of the Lessor.

(7) The Lessee agrees to maintain and keep in good repair the interior of the premises herein leased and to surrender same to the Lessor upon the expiration of the term of this lease in as good condition as they now exist, reasonable wear and tear excepted.

(8) In the event the Lessee shall be adjudicated bankrupt, either voluntary or involuntary, or make an assignment for the benefit of his creditors or in the event a receiver is appointed for the Lessee's property or business, or in either event the Lessor shall have the right to terminate this lease and may treat the Lessee as a tenant holding over and shall be entitled to the immediate possession of the premises herein leased.

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