

herein stated. It is expressly understood that such option must be exercised by the Lessee by giving written notice to the Lessors at least thirty (30) days before the termination of the primary term.

IMPROVEMENTS, REPAIRS AND UPKEEP

The Lessors shall be responsible for repairs and upkeep to the exterior and to the roof of the building and Lessee will be responsible for the repair and upkeep of the interior of the building. Lessee shall have the right to make any minor alterations, improvements, repairs and decorations at will so long as such do not tend to decrease the value of the property, but any alterations or repairs requiring any structural changes to the building shall first be approved by the Lessors. Repairs and/or replacement of fixtures and equipment under this lease shall be the responsibility of the Lessee.

UTILITIES

All heat, fuel, electricity, water and utilities of all kinds shall be furnished at the expense of the Lessee.

DAMAGE BY FIRE OR CASUALTY

If, during the term of this lease or any extension thereof, the building located on the leased premises is damaged by fire or other casualty and the damage thereto does not render the building untenable, then the Lessors shall immediately repair said damage at Lessors' expense. However, if the damage resulting to the building from fire or other casualty is great enough to cause the premises to become untenable, then Lessors may elect to terminate this lease as of the date of the damage by such fire or other casualty by giving written notice to the Lessee within thirty (30) days after such date, or the Lessors may repair or restore the building at Lessors' expense, in which case the rent shall abate from the date of the damage until the date that the building is again ready for occupancy. If Lessors so elect to repair the building and do not substantially complete the work within ninety (90) days of the date of the damage, then either party may terminate the lease as of the date of said damage.

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