

SUBLEASING

It is understood and agreed that the Lessee shall have the right to sublease the premises designated herein, except that such sublease shall not operate so as to relieve the Lessee of the payment of the rentals as herein stipulated.

COVENANTS

(a) Should the Lessee fail to pay the monthly installments of rent or perform any other conditions of this lease for a period of ten (10) days, then the Lessors may declare the lease terminated and expel the Lessee therefrom without prejudice to other remedies. Lessors may elect to continue this lease in effect according to its terms.

(b) Lessors, or their designated agents, shall have the right to come upon the premises at any time during the term of this lease for the purpose of examining and inspecting same or for the purpose of protecting same. In so doing, neither Lessors nor their agents, shall interfere with the operation of Lessee's business.

FIXTURES AND EQUIPMENT

The following pieces of equipment and fixtures are made a part of the premises of this lease and are accepted in as is condition by the Lessee hereof:

- 1 Pepsi Cola Cooler
- 2 Coca Cola Coolers
- 1 Meat Case - Fleetwood Airflow
- 1 Dairy Counter - Mid Continent
- 2 Toledo Scales
- 2 Battleship Counters
- 1 Frozen Food Case
- 1 Water Cooler Fan
- 1 Index File - Charge Register
- 1 Hot Dog Steamer
- 1 Stove and Water Heater Combination
- 1 Double Sink
- 1 Quaker Oil Heater
- 1 Large Counter
- 2 Small Counters
- 2 Rows of Shelves
- 1 Meat Slicer

Lessee shall return same to the Lessors at the end of the term hereof in as good shape, less normal wear and tear.

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