

The patrons of the Lessee shall have the right and privilege of parking on the premises of the Lessor but the Lessor shall have the right to restrict such parking to those 20 parking spaces nearest the demised premises.

The Lessee shall pay its share of all real estate taxes on the premises. Lessee's share of said taxes shall be that proportional part of the demised premises as compared to the total area of the Lessors property, i.e. if the total property is 60,000 square feet and the Lessee's property is 10,000 square feet, the Lessee shall pay one-sixth of the property taxes.

In the event the Lessee is adjudicated bankrupt or is placed in the hand of a receiver or the Lessee makes an assignment for the benefit of his creditors or violates any of the terms or provisions of this Agreement, upon happening of either event this lease shall terminate at the option of the Lessor and Lessee shall remain liable for all its obligations hereunder for the remainder of the term of the lease. Lessor at its election may cure any default of the Lessee and any sums expended therein shall be immediately due and payable to the Lessor by Lessee as additional rental. Should Lessor employ an attorney to collect any rental hereunder or to enforce the terms hereof, Lessee agrees to pay reasonable attorney fees incurred by Lessor in connection therewith.

Lessee covenants and agrees to conduct his business in such fashion that neither he or his agents, employees, customers or invitees shall interfere with the operation of Lessors business, be not in keeping with the general atmosphere or demeanor of the Lessors business or create a nuisance of any kind.

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