

Fourth: The Lessor agrees to pay all fire insurance and maintain the roof on the building itself. The Lessee will be responsible for all repairs, Maintenance of building and Twenty (\$20.00) per month for the maintenance of the parking lot.

Fifth: Should the building be damaged or destroyed by fire or other casualty, the Lessor shall promptly repair and restore the building to its former condition. Whereupon, this lease shall continue in force and the rent shall be abated to the Lessee in proportion to the extent to which any portion or all of the premises are rendered unfit for use.

Sixth: The Lessee agrees that he will make no alterations in the premises without the written consent of the Lessor.

Seventh: In the event of any default under this lease, the Lessor will not terminate the lease or take any action to enforce any claim with respect thereto without giving to Banker's Trust at least sixty days' prior written notice and the right to cure such default within said period; and so long as the holder of the Note has not entered in possession of the premises leased in lease for the purpose of operating the said business, it shall not be liable for rent or any other obligation of Lessee pursuant to, or in connection with said lease, and Lessee shall remain liable for all such rents and obligations.

Eighth: Should the Lessee fail to pay any installment or rent within ten (10) days after the same shall become due or fail to perform any of the covenants or agreements herein contained, then in that event, the Lessor may at his option either declare the rental for the entire term immediately due and payable and proceed to collect the same or may declare this lease terminated collecting the rental up to the retaking of such possession.

Ninth: The Lessee shall not sublet the premises. The Lessee shall not assign this lease without the approval of the Lessor; provided, however, such approval shall not unreasonably be withheld or refused as to any reasonable assignee or for any reasonable use.

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