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specified by said notice shall continue for a period of ninety (90) days from and after the date that such notice is delivered to the Lessees, then and in such event, Lessors, at their election, shall have the full right to enter upon the leased premises and take immediate possession thereof and this lease, and all of the rights of the Lessees hereunder, shall thereupon terminate, without prejudice to the rights of the Lessors to bring suit for and collect all rents, taxes, assessments, advances, payments or other charges which may have accrued up to the time of such entry and for such damages as the Lessors may have sustained by reason of the default. Provided also, that for rents due and the non-performance of other conditions, the Lessors may sue at once, but not enter into possession upon forfeiture, except as provided above.

7. REPAIRS AND MAINTENANCE: The Lessees shall at all times and at their own expense, keep all buildings and improvements situated on the leased premises during the term of this lease in good order, condition and repair, and shall, upon the termination of this lease, except as otherwise provided herein, deliver to the Lessors the premises and the improvements thereon in good condition, reasonable wear and damage by the elements excepted. The Lessees shall maintain the parking lot and furnish and maintain any ingress and egress facilities necessary or desirable. The Lessees shall also maintain the exterior structure, the roof, the windows, doors, walls, plumbing and other utility equipment and systems of the building on the leased premises. There shall be no material structural or exterior changes to the buildings made without the prior written approval of the Lessors.

8. LIENS: By the provisions of this lease, the Lessees agree to bear the cost of all improvements, alterations, replacements, changes, repairs and additions on the demised premises. If any mechanics', materialmen's or other liens are filed against the demised premises in connection with any such work, the cost of which is to be paid by the Lessees, the Lessees will not permit any such lien to stand against the demised premises. Should the Lessees elect to contest such liens, at the Lessors request the Lessees shall give to the Lessors

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