

10/12/83

or payment without prejudice to Lessor's right to recover the balance of such rent or pursue any other remedy in this Lease provided.

Lessor does not, in any way or for any purpose, become a partner of Lessees in the conduct of their business or otherwise, or joint adventurer or a member of a joint enterprise with Lessees.

The words "Lessee or Lessees" shall be deemed and taken to mean each and every person or party mentioned as a Lessee herein, be the same one or more; and if there shall be more than one Lessee, any notice required or permitted by the terms of this Lease may be given by or to any one thereof, and shall have the same force and effect as if given by or to all thereof. The use of the neuter, singular pronoun to refer to Lessor or Lessee shall be deemed a proper reference even though Lessor or Lessee may be an individual, a partnership, a corporation, or a group of two or more individuals or corporations. The necessary grammatical changes required to make the provisions of this Lease apply in the plural sense where there is more than one Lessor or Lessees and to either corporations, associations, partnerships, or individuals, males or females, shall in all instances be assumed as though in each case fully expressed.

*[Handwritten initials]*

If any term, covenant or condition of this Lease or the application thereof to any person or circumstances to any extent, be invalid or unenforceable, the remainder of this lease, or the application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant or condition of this Lease shall be valid and be enforced to the fullest extent permitted by law.

The submission of this Lease for examination does not constitute a reservation of or option for the leased premises and this Lease becomes effective as a Lease only upon execution and delivery thereof by Lessor and Lessee.

It is understood and agreed between the parties hereto that time is the essence of all of the terms and provisions

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