

maintenance and repair shall include, inter alia, lights, and surfacing and resurfacing with a hard surface such as black top. It is understood and agreed that the parking area is a common parking area not limited to the exclusive use by Lessee.

ACCESS

9. Lessee will permit said Lessors and the agents of said Lessors to enter upon the leased premises at all reasonable times, to examine the condition thereof, or make such repairs, additions or alterations therein as may be necessary for the safety, preservation or improvement thereof, or of said building.

PLATE GLASS

10. Lessors will be responsible for the maintenance of the plate glass in the leased premises.

SURRENDER AND DEFAULT

11. Lessee will surrender and deliver up said premises at the end of said term in as good order and condition as the same now are or may be put by said Lessors, reasonable use and natural wear and tear, fire or casualty excepted. If Lessee shall fail to pay the rent specified in this lease, or if any part thereof shall at any time be in arrear and unpaid, or if said Lessee shall fail to keep and perform and observe any of the covenants, agreements or conditions of this lease on the part of said Lessee to be kept, performed and observed, and if any of the aforesaid defaults are not cured within thirty (30) days from date of written notice by registered mail of such default service upon Lessee, or if said Lessee shall be adjudged a bankrupt, or shall make an assignment for creditors, or if the interest of the Lessee herein