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3. That the Lessee may, at its own expense and with the written consent of the Lessor, make such additions or alterations to the leased premises as its needs may require; provided, that the Lessor's consent shall not be unreasonably withheld.

4. Lessee may assign or sublet the Premises, in whole or in part, with the written consent of the Lessor; provided, that the Lessor's consent shall not be unreasonably withheld, and provided, further, that the Lessee and its guarantor are in no wise released from any liability hereunder.

5. That the Lessee shall have the right to extend this lease for a period of five (5) years, at a rental to be agreed upon by the parties, provided written notice is given Lessor of intention to extend, not less than Ninety (90) days before the expiration hereof.

It is mutually covenanted and agreed:

1. That should Lessee fail to pay the rent when due, or fail to comply with any other of the covenants and agreements on its part herein set forth within fifteen (15) days after written demand by Lessor, the Lessor, in addition to all other remedies provided by law, may, at his option, declare this lease terminated and take immediate possession of the premises.

2. That should the Lessee go or be placed in bankruptcy, or make an assignment for the benefit of creditors, or have a receiver appointed to take charge of all or a substantial part of its assets and the same not be discharged within Ninety (90) days thereafter, that the Lessor may, at his option, declare this lease immediately terminated and take immediate possession of the premises.

3. That should any of the buildings in the leased premises be damaged or destroyed by fire or other casualty, the Lessee will use the insurance proceeds to restore the same as promptly as the

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