

on November 1, 1970 and thereafter an installment to be due and payable on the corresponding date of each succeeding month until a total of one hundred twenty (120) such installments have been paid.

3. If Lessee shall fail to pay any installment of rent when the same shall become due and payable and such default shall continue for a period of ten (10) days after notice thereof to Lessee from Lessor, Lessor shall have the right to terminate this lease and to enter and remove Lessee or any other persons occupying the leased premises.

4. Lessee shall examine the building before taking possession hereunder and such taking of possession shall be conclusive evidence as against Lessee that at the time thereof the building was in good order and satisfactory condition. Lessee covenants that it will not occupy or use the premises or building, or any part thereof, for any purpose other than its use in connection with the operation of its business. Lessor reserves the right to enter the premises at reasonable hours to make inspections, and during the last ninety (90) days of the term of this lease and without hindrance by Lessee to exhibit the premises to prospective tenants or others and to display "For Rent" signs.

5. Lessee shall not assign, transfer or set over this lease or any interest thereunder, or sublet the premises or any part thereof, or permit the use or occupancy of the premises by anyone other than the Lessee without first obtaining the written consent of Lessor, provided however that such consent shall not be unreasonably withheld.

6. Lessor shall be responsible for the upkeep and repair of the roof, the outer walls, the plate glass and the foundation of the building, and covenants to keep same in good state of repair, and if any leaks shall occur in the building Lessor shall not be liable for any damage caused thereby unless Lessor has had thirty (30) days written notice of such leaks. Lessor shall furnish the building with such heating and air conditioning apparatus and equipment as provided for in the plans and specifications.

7. Lessee shall, during the term of this lease, at Lessee's expense furnish all utilities used in connection with the premises and shall maintain the interior of the building, including all heating, plumbing, electrical and air conditioning fixtures, and shall also be responsible for the replacement of any such fixtures. If Lessee does not maintain the premises, including the building and fixtures, and make repairs promptly and adequately, Lessor may,

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