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owned by Lessee). In the event Lessors shall fail to pay said taxes and discharge said liens, privileges or encumbrances, Lessee may pay same and deduct the amount of same from the next rentals, provided, however, that taxes for the additional improvements, if any, placed upon the premises by the Lessee shall be paid by it as hereinbefore provided.

(f) Any fixtures and equipment placed on the premises by Lessee shall remain its property, with the right to remove same at any time up until thirty (30) days after cancellation and/or expiration of the lease or any extension or renewal of same.

(g) In the event lessee shall become in arrears in the payment of rental, Lessors shall give Lessee ten days written notice of such fact, and Lessee shall have the privilege of paying such rental, and upon such payment within the ten day period specified, this lease shall remain in full force and effect. Should Lessee fail to pay rental in arrears within ten days after receipt of said notice Lessors may, at their option, declare all rentals to become due and payable during the life of said lease immediately payable forthwith and proceed to collect the same, or may declare this lease void and take immediate possession of the premises, collecting the rents up to the time of repossession.

(h) Lessors warrant that Lessors are the owners of the leased premises, and that Lessors' title thereto is clear and unencumbered.

(i) Lessee shall have the privilege of assigning this lease and all its rights and privileges thereunder and of subletting the leased premises, but such assignment or subletting shall not affect the primary liability of the Lessee hereunder.

(j) In the event of the bankruptcy of the Lessee, or in the event that it should be placed in the hands of a receiver, or should make an assignment for the benefit of creditors, the Lessors may, at their option, declare this lease immediately terminated and may take possession of the premises.

#### TITLE NO. 2.

(a) Lessee's attorneys shall examine abstracts above described and render an opinion thereon within ten days after delivery of said abstract to Lessor.

(b) Lessee shall examine and test improvements within ten days after notification of completion by Lessors, and shall notify Lessors immediately of anything necessary to complete.

(c) As soon as Lessors shall have done whatever may be necessary to so complete improvements the Lessee shall within five (5) days thereafter accept in writing improvements, equipment and construction.

(d) At the expiration of this lease, or renewals thereof, and in the event option to purchase is not exercised, Lessee will return to Lessors the premises other than fixtures and equipment placed thereon by it, in as good condition as at the date hereof, ordinary wear and tear excepted.

#### TITLE NO. 3.

(a) The date of notice of acceptance of improvements and the premises delivered to Lessors by registered mail, as hereinafter provided, shall be the date upon which the term of this lease shall commence, and in the event such notice is not given within the prescribed time, the term of this lease shall commence upon the expiration of said prescribed time.

(b) All notices given under this lease shall be deemed to be properly served if delivered in writing, personally, or sent by registered mail to the Lessors at the last address where rent was paid, or to Lessee at its main office at 37 South Wabash Avenue, Chicago, Illinois, and that date of service of a notice sent by mail shall be the date on which said notice is deposited in any United States Post Office, properly addressed, and within postage prepaid.

#### EXERCISED OF OPTION.

Agent agrees in the event of notice of exercise of this option by written notice, delivered to Agent, this option contract shall become a contract between Principals and Grantee, and Principals will execute and deliver to Grantee a lease prepared by attorneys for Grantee upon the terms shown above and that amount paid for this option shall be deducted from rental.

(OVER)