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the enforcement or collection of the rent, or to recover damages for the breach of said covenants; or

(b) Declare this lease terminated and enter and take possession of the premises and thenceforth hold the same free from any rights of the Lessee, its successors or assigns, and to use said demised premises, but the Lessors shall, nevertheless, have the right to recover from the Lessee any and all amounts which under the terms hereof may then be due and unpaid for the period which the premises were actually occupied by the Lessee, and the Lessors shall be the owners of any furniture, fixtures and equipment installed by the Lessee as liquidated damages for failure to comply with the terms hereof.

Provided, however, that in respect to default by the Lessee of any instalment of rent, five (5) days notice in writing shall be first given by the Lessee and in the event said rent instalment then in arrears is not paid by the end of said five (5) day period, the right hereinabove set forth shall accrue to the Lessors.

The Lessors covenant and agree:

(1) That they will make any necessary repairs to the roof or outside walls of the leased premises (exclusive of awnings) within a reasonable time after the necessity for such is called to their attention by written notice but they shall not be liable for any damages resulting to Lessee's property until they have had a reasonable opportunity after such notice to make the necessary repairs.

(2) That they will pay all taxes and assessments levied against the real estate during the life of said lease.

It is mutually covenanted and agreed:

(1) That should the building on the demised premises be so damaged by fire or other casualty as to be unfit for occupancy or use, the rent, or a fair and just portion thereof shall be abated until the premises shall have been restored by the Lessors. Should said building, however, be destroyed or damaged to the extent of fifty percent or more of its value by fire or other casualty, either