

hereby leased to the said Lessee and no other part of said building or surrounding property is included herein.

It is further understood and agreed that the Lessor shall, during the term of this Lease, maintain the outside walls and roof of this building in good condition, but the maintenance and repairs to the inside of said building shall be made by the Lessee at his expense. Likewise, the Lessee shall be required to replace any breakage of glass, pipes or any other fixtures in said building which breakage shall be occasioned by its occupancy of said building.

In the event the building situate upon said property shall be damaged by fire or other casualty to such extent as to render the same unfit for the purposes for which the same is being used by the Lessee, this Lease, upon the happening of such event, shall thereupon terminate.

It is further understood and agreed that in the event of the bankruptcy of the Lessee, voluntary or involuntary, the Lessor may, at his option, declare said Lease terminated and null and void.

It is further understood and agreed that all the terms and conditions of the demise of this property are contained in this instrument and there are no collateral or verbal agreements pertaining thereto. That the terms and conditions of this Lease shall not be changed or modified in any manner unless in writing signed by all the parties hereto.

To have and to hold the said premises unto the said Lessee all the terms herein set forth.

IN WITNESS WHEREOF, We have hereunto set our Hands and Seals this 1st day of January, 1958.

Witnessed:
[Signature]
[Signature]

[Signature] (SEAL)
James Shaleuly as Agent for Mollie Shaleuly, George T. Shaleuly, James T. Shaleuly, Ruby Shaleuly Beshere and Emma Shaleuly Manos, LESSOR

and
[Signature] (SEAL)
Cyrus Stupenos, LESSEE

(Continued on next page)