

EMINENT DOMAIN - 8. If any governmental authority shall at any time during the term hereby demised, lawfully condemn and acquire title to the demised premises or to any portion thereof, Lessors shall be entitled to and shall receive the award or payment thereof; provided, however, that the Lessees shall be entitled to receive any and all awards and payments made for damage to their business, and for any buildings and their appurtenances which shall be so taken. The valuation of the Lessors' damages and the Lessees' damages and apportionment of the award shall be decided by agreement between them or if they are unable to agree the value shall be determined by arbitration.

COVENANT OF QUIET EMPLOYMENT - 9. The Lessors covenant and agree the Lessees on paying the rents and observing and keeping the covenants and provisions of this Lease shall lawfully, peaceably and quietly hold and occupy the demised premises during the demised term without hindrance, objection, or molestation.

IMPROVEMENTS AND ALTERATIONS - 10. The Lessees shall have the right at any time and from time to time during the demised term, to make such alterations, changes and new construction, structural or otherwise, to the buildings, structures, building fixtures and equipment of whatsoever kind on the demised premises as the Lessees shall deem necessary or desirable to suit the Lessees convenience or requirements of it's business; provided, however, that no new structures or buildings shall be built or installed upon the demised premises without the written consent of the Lessors.

WALLS OR OBSTRUCTIONS - 11. The Lessees will not permit or construct any type of fence, wall, or obstruction around or near the perimeter or boundary of the demised premises; provided, however, that the Lessees may construct a — fence across the rear of the demised premises.

COST OF IMPROVEMENTS - 12. The complete cost of any buildings, improvements or fixtures within or upon any improvements shall be paid for entirely by the Lessees.

TIME OF ESSENCE - 13. Time is of the essence of this Lease and of all provisions hereof.

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