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LEASE, including the interior and exterior of the building located thereon and the grounds surrounding said building except that the LESSORS agree to paint the exterior walls of the building as needed, but not more than once every three (3) years, and to maintain the roof. The LESSEE agrees that there will be no remodeling, additions, outside signs or other changes and alterations without the written consent of the LESSORS. At the end of the periods of this Lease, the Lessee agrees to redeliver the premises to the LESSORS in as good condition as said premises now are, reasonable wear and tear excepted.

4a. Lessee is granted permission in common with the other tenants to the use of the parking area available, the same to constitute a portion of the leased premises.

5. Should the buildings covered by this LEASE be destroyed by fire or other catastrophe, then either party shall have the right to cancel the Lease and should the buildings be only partially destroyed by fire or other catastrophe, then the LESSORS shall have the right to elect whether to make repairs, and if the buildings are repaired, then the rent shall be reduced proportionately to the damage during the period of repairs.

6. The Lessee agrees to indemnify and save the LESSORS harmless from any loss or liability to any person or persons, by reason of negligence of the Lessee or her agents or by reason of the condition of the premises, and the LESSORS will require that certificates of insurance protecting against such loss be furnished to them.

7. The Lessee shall not assign or sublet the leased building or any part thereof without prior written consent of the Lessor. However, Lessors agree that they will not unreasonably withhold consent to an assignment of the lease on the same terms.

8. It is understood and agreed that in the event the Lessee shall become in default in the payment of any monthly rental for a period of Seven (7) days after the same is due and payable, or in the event of any other

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