

provided for and required to be made, or if default be made by the Lessee in the faithful performance and carrying out of any of the covenants, agreements and conditions of this Lease, the Lessors shall have and are hereby given the right, without notice of any kind, to the Lessee or to any other person, to reenter said premises by force or otherwise and dispossess and remove therefrom the occupants thereof, and the Lessors may, at their option, either declare this Lease terminated or may pursue and enforce through legal proceedings or otherwise their legal rights as landlord or Lessors against a tenant in default.

13. It is expressly understood and agreed that if this Lease shall be transferred either in whole or in part the Lessee shall remain liable for the payment of the rent as provided herein.

14. It is expressly understood and agreed that if the Lessee shall have made all payments and faithfully kept and performed all the covenants, agreements and conditions of this lease, and shall notify the Lessors in writing ninety days before its expiration of his desire to lease said property for another ten years, then the Lessors will not rent or lease said property to any other person, firm or corporation without first giving the Lessee the refusal of the same upon the same terms stated herein and at the highest rental offered by a bona fide Lessee, rent in no case, however to be less than the rental provided for in this Lease.

15. At the expiration of the period of this Lease the Lessee shall deliver possession of the leased premises to the Lessors in good condition, reasonable wear and tear excepted.

16. That the failure of the Lessor to insist upon strict performance of any of the terms, covenants and conditions herein shall not be deemed a waiver of any rights or remedies that the landlord may have, and may not be deemed a waiver of any subsequent breach or default of any of the terms, conditions and covenants contained herein.

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