

contrary notwithstanding.

If lessor shall fail to keep and perform any of the covenants, agreements or conditions of this lease on the part of said Lessor to be kept, performed and observed, and if any of the aforesaid defaults are not cured within thirty (30) days from date of written notice by registered mail of such default service upon Lessor, or if said Lessor shall be adjudged a bankrupt, or shall make an assignment for creditors, or if the interest of the Lessor herein shall be sold under execution or other legal process, Lessees may, at Lessees election, and in addition to any and all other right of Lessees under this lease, cancel this lease at any time after the expiration of said thirty (30) days upon written notice by registered mail of such cancellation by Lessees, whereupon this lease shall terminate and be utterly void, without prejudice, however, to the right of the Lessees to recover from said Lessor any and all damages for breach of this lease by Lessor.

TRADE FIXTURES

10. Any signs, trade fixtures and equipment installed on the leased premises by the Lessees may be removed if same can be done without material damage to the leased premises, or upon Lessees agreeing at said time to repair at its expense any damage caused by such removal.

ASSIGNMENT AND SUBLETTING

11. Lessees may not assign or sublet the premises leased hereunder without the written consent of the Lessor, which consent shall not be unreasonably withheld, but it is understood and agreed that if the Lessor gives written permission to the Lessees to assign or sublet this lease, then, it is understood and agreed that the Lessees shall be bound by the terms and conditions of this lease and shall be responsible for the payment of all rents due under said Lease and shall be responsible for the conditions and terms of said Lease Agreement as herein provided.

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