

It is understood and agreed that all improvements of whatsoever kind and nature, including but not limited to, hoists, plumbing and other permanent equipment that have heretofore been erected, made or placed upon said premises, or which may subsequently be erected, made or placed upon said premises, shall be and become the property of the Lessor, WITH THE EXCEPTION of any air conditioning units and specifically a 7½ ton central air conditioning unit which is now located in said building or any other air conditioning units which may be placed in said building during the term of this Lease.

In the event of bankruptcy, or in the event the Lessee is placed in the hands of a receiver or makes an assignment for the benefit of creditors, the Lessor may, at its option, declare this Lease terminated and take immediate possession of the premises.

It is expressly agreed that this Lease shall immediately terminate and the Lessor shall have the right to re-enter and repossess said premises and remove the Lessee therefrom in the event any one or more of the following events of default:

(1) If there shall be a default in the payment of rent, or any part thereof, for a period of ten (10) days after the same shall become due and payable; or (2) any other default of a term or condition contained in this Lease which shall continue for thirty (30) days after notice in writing mailed to the Lessee.

At the expiration of this Lease the Lessee agrees that the Lessor shall have the right to enter into and upon the land and repossess itself thereof, and that all improvements of whatsoever kind and nature erected upon said land during the life of this Lease shall revert to the Lessor and become its property in fee simple without

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