

(g) The Lessee will make no material alteration of the leased premises without first securing the Lessor's written approval.

(h) The Lessee during the term of this Lease shall at her own cost and expense maintain the entire leased property, or properties, including both realty and chattels, but exclusive of the exterior walls and roof of the said realty, in a reasonably good state of repair and condition at all times, and shall, at the termination hereof, deliver up the same to the Lessor in as good condition as they shall be upon the date of occupancy hereof, reasonable wear and tear and damage by fire or other casualty along excepted, but the Lessee shall at her own cost and expense replace, and keep replaced, any glassware, china, or other culinary implements broken, lost or damaged at any time during the term hereof.

(i) The Lessee agrees that should she fail to pay the rent hereinabove provided within one (1) month after the same shall become due, or in the event of the bankruptcy of the Lessee, or should she be placed in the hands of a receiver, or make an assignment for the benefit of creditors, or fail and neglect to carry out any of the covenants and agreements herein set forth, the Lessor, may, at its option, declare this Lease terminated and take immediate possession of the premises leased herein, collecting all rents due and payable up to the time of taking of possession, in addition to any damages caused the Lessor by the breach on the part of the Lessee of any covenants and agreements contained herein.

(j) The Lessor is the owner of the exclusive rights to use the name "Barbecue King" in connection with the sales of foods, sauces, and related products in the aforescribed business, and the

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