

term or terms herein specified and to pay as rental therefor the sum of Four Hundred Fifty and No/100 (\$450.00) Dollars per month in advance due and payable on the 1st day of each calendar month during the term of the said Lease or any renewal thereof; the first monthly rental payment under the terms hereof shall become due and payable on July 1, 1979. The list of all inventory of equipment, which is included in this Lease, is attached hereto and made a part hereof just as if restated herein and shown as Exhibit "A".

4. If the rent above referred to, or any part thereof, shall remain unpaid for a period of thirty (30) days or should Tenant be in default under any other provision of this Lease and remain so for a period of thirty (30) days after written notice to Tenant of said non-payment or other default, then and in such case, Landlord may, by giving notice to Tenant at any time thereafter during the continuance of such default, either (a) terminate the lease, or (b) re-enter demised premises by summary proceedings or otherwise, expelling Tenant and removing all property therefrom and re-let the premises at the best possible rent readily obtainable, making reasonable efforts therefor and receive the rent therefrom, and Tenant shall remain liable for the equivalent of the amount of all rent referred to in Paragraph 3 reserved herein less the avails of reletting, if any, after deducting therefrom the reasonable cost of obtaining possession of the premises and of all repairs and alterations necessary to prepare them for re-letting. Any and all monthly deficiencies so payable by Tenant shall be paid monthly on the date herein provided for the payment of rent notwithstanding any other provision of this article.

5. Tenant shall make and pay for all ordinary repairs and maintenance to the interior of the Tenant Building unit

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