

BOOK 1150 PAGE 579

4. The parties agree that if the Tenant shall fail to pay the monthly payment or any part thereof after the due date or shall fail to perform any conditions of this Lease, or shall in any way commit any breach of the within Lease, notice of the default must be given to the Tenant. Upon failure of the Tenant to cure the default in 10 days from date of notice by the Landlord, the Landlord may declare the lease terminated. In such event the Landlord may enter the premises and take possession thereof.

5. Any notice required by the within Lease to be given to the Tenant may be delivered or mailed to the Tenant at the address of the premises.

6. The parties further agree that beginning with the date of possession of the premises by the Tenant, the Tenant shall have the sole responsibility to make all repairs necessary without any expense to the Landlord and that any alterations or improvements desired by the Tenant shall be at the cost and expense of the Tenant; however, all such alterations or improvements must have the written authorization of the Landlord prior to the construction of such alterations or improvements being started. All improvements shall remain with the property upon termination of the Lease and Option.

7. The Tenant agrees that upon the expiration of this Lease, the Tenant will, without any demand, quietly and peaceably surrender possession and occupancy of the premises to the Landlord in as good a condition as the premises are at the

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