

prejudice to the claim of the Lessor for the balance of the rent due under this lease, which shall become immediately due and payable.

## X.

Lessee may prior to the expiration of this lease or any renewal thereof, remove all effects, namely: Fixtures and equipment which it has placed in premises; provided Lessee restores premises to their condition at the installation thereof.

## XI.

All rights, powers and privileges conferred hereunder upon parties hereto shall be cumulative but not restrictive to those given by law.

## XII.

It is expressly understood that the property herein leased shall be used for the practice of medicine only and that the Lessee shall not have the right to change the use of said premises without the express written consent of the Lessor.

## XIII.

Lessee may not, without the prior written consent of Lessor endorsed hereon, assign this lease or any interest thereunder or sub-let premises or any part thereof, or permit the use of premises by any other than Lessee. Consent to one assignment or sub-lease shall not destroy or waive this provision, and all later assignments and sub-leases shall likewise be made only upon prior written consent of Lessor. Sub-tenants or assigns shall become liable directly to Lessor for all obligations of Lessee hereunder, without relieving Lessee's liability.

## XIV.

In the event the Lessee should vacate the leased premises during the continuance of the term hereof, without the written consent of the Lessor, then the rental for the whole term to be paid thereafter shall become immediately due, payable and collectible.

## XV.

This lease contains the entire agreement of the parties and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect. No failure of Lessor to exercise any power given Lessor hereunder, or to insist upon strict compliance by Lessee of any obligation hereunder, and no customs or practice of the parties at