

any and all amounts which, under the terms hereof, may then be due and unpaid for the use of the demised premises.

12. It is mutually understood and agreed that the failure of the LANDLORDS or of the TENANT to take advantage of any default on the part of the other, shall not be construed as a waiver thereof, nor shall any custom or practice which may grow up between the parties in the course of administering this instrument be construed to waive or lessen the rights of the parties hereto to insist upon the provisions hereof.

13. The LANDLORDS agree that the TENANT, upon payment of the rents reserved herein, and upon the performance of the covenants and agreements herein provided to be observed and performed by it, shall peaceably and quietly hold and enjoy the demised premises for the term thereof; and it is further agreed that after payment of the rents to the expiration of this Lease, the TENANT reserves the right and privilege of removing any and all trade fixtures and other fixtures of a similar nature which may be installed by or at the expense of the TENANT.

14. This Lease agreement executed by the LANDLORDS and TENANT, in duplicate, merges all understanding and agreements between the parties hereto with respect to the leased premises, and shall constitute the entire lease agreement. Said lease agreement shall not be changed or modified except upon the written consent of the LANDLORDS and TENANT, executed in duplicate and attached to the original duplicates of this lease agreement.

15. The TENANT shall have the right and option to extend the term of this lease for an additional period of five years from the expiration date hereof, for a total consideration of \$49,764.00, payable in sixty monthly installments of \$829.40 each, and the occupancy during the said optional period shall be subject to all the other terms and conditions of this lease. It being mutually understood and agreed that if the TENANT exercises this option, it shall give the LANDLORDS notice in writing of its intention so to do at least one year prior to the expiration of this lease. It is mutually under-