

said Lessee all rent due up to the time of such entry.

Should said Lessee, withor without the express or implied consent of said Lessor, continue to hold and occupy said premises after the expiration of the terms of this lease, such holding over and beyond the term and the acceptance or collection of rental by Lessor, shall operate and be construed as creating a tenancy from month to month and not for any other term whatsoever, but the same may be terminated by Lessor by giving to said Lessee thirty (30) days written notice thereof, and at any time thereafter said Lessor may re-enter and take possession of the said premises, any rule in law or equity to the contrary notwithstanding.

If Lessor shall fail to keep and perform any of the covenants, agreements or conditions of this lease on the part of the said Lessor to be kept, performed and observed, and if any of the aforesaid defaults are not cured within thirty (30) days from date of written notice by registered mail of such default of service upon Lessor, or if said Lessor shall be adjudged bankrupt, or shall make an assignment for creditors, or if the interest of the Lessor herein shall be sold under execution or other legal process, Lessee may, at Lessee's election, and in addition to any and all other right of Lessee under this lease, cancel this lease, at any time after the expiration of thirty (30) days upon written notice by registered mail of such cancellation by Lessee, whereupon this Lease shall terminate and be utterly void, without prejudice, however, to the right of the Lessee to recover from said Lessor any and all damages for breach of this lease by Lessor.

Any signs, trade fixtures and equipment installed on the leased premises by the Lessee may be removed if same can be done without material damage to the leased premises, or upon Lessee agreeing at said time to repair at its expense any damage caused by such removal.

That the Lessee may not assign or subket the premises leased hereunder without the written consent of the Lessor, which consent shall not be unreasonably withheld but it is understood and agreed that if the Lessor gives written consent to the Lessee to assign or sublet this lease, then, it is

(Continued on next page)