

other terms of this lease, without first giving the lessee a written notice of the intention to so terminate or cancel this lease, not less than thirty (30) days prior to such cancellation or termination. If during the said thirty (30) day period the lessee, its sub-lessee or assigns shall pay said rental installment or comply with the term or condition of the lease stated in said notice, then the right of the lessor to cancel or terminate the lease for the cause mentioned shall cease and be of no effect.

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It is agreed that lessee may make such additions, alterations, replacements and improvements upon the buildings and equipment on said premises as to it shall seem best for the conduct of its business, or for the use of said premises for any purpose authorized hereunder. All of said alterations and improvements shall be made at the expense of the lessee, and without obligation upon the lessor.

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It is agreed that the lessee shall have the right to remove any or all of its equipment and trade fixtures from the premises at the expiration of this lease or sooner determination, or any extension thereof, and that it may enter upon said premises at any time prior to, or within ten (10) days after the expiration of this lease or any extension thereof, for the purpose of removing any of its property and equipment and fixtures located on said premises.

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The word "LESSOR" herein shall be construed to include the said lessor, lessor's heirs, successors, and assigns, and if more than one person joins in the execution of this lease as lessor, it is understood, where the lease so requires, that the pronouns and relative words used herein shall be read so that the masculine gender shall include the feminine and neuter and the singular shall include the plural; and the word "LESSEE" herein shall be construed to include the said lessee, its successors and assigns.

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