

for the purpose of inspecting the same, in order to run telegraph or other lines, or to make such repairs, additions and alterations as it shall deem necessary or desirable for the safety, preservation or restoration of the leased building. The Lessor shall also have the right to exhibit the leased building at any time to prospective purchasers thereof, and beginning three (3) months prior to the termination of this lease or any renewal hereof, to exhibit said premises to prospective lessees. In connection with such exhibiting of the leased premises, the Lessor shall have the right to put upon the premises the usual "For Rent" and "For Sale" signs.

11. In case of violation by the Lessee of any of the covenants and conditions contained herein, and upon failure to discontinue or remedy such violation within twenty (20) days after notice in writing of such violation has been given to the Lessee at the leased premises, the Lessor shall have the right at its option to declare the entire lease terminated and to re-enter upon and retake possession of the leased premises without notice or demand; and in such case the rent herein provided shall become due, be apportioned and paid on and up to the day of such re-entry, and the Lessee shall be liable for all loss or damage resulting from such violation as aforesaid. In case any said breach or default by the Lessee is of such nature that the same cannot be remedied within the twenty (20) day period aforesaid, then the Lessor shall not have the right to take any of the foregoing actions by reason of such default if the Lessee shall, in good faith, have commenced within said twenty (20) day period to remedy the same and shall with all diligence prosecute the requisite work until there shall have been full compliance.

No waiver by the Lessor of any breach of condition by the Lessee shall constitute or be construed as a waiver of any other condition or breach of covenant, nor shall lapses of time after a breach of condition by the Lessee before the Lessor shall exercise its option under this Paragraph 11 operate to defeat the right of the Lessor to declare this lease terminated and to re-enter upon