

It is further agreed by the parties hereto that after the expiration of the term of this lease and any extensions thereof all buildings and improvements that are attached to the premises are to revert to the lessors and their heirs and assigns as their property absolute.

It is further agreed between the parties hereto that all fixtures and equipment and other facilities that the lessee might install during the term of this lease shall remain the property of the lessee and the lessee shall have the right to remove said fixtures, equipment, and facilities that are of the sole and only purpose of transacting the business of the lessee provided, however, in the event fixtures, equipment and facilities are removed the lessee shall restore the real property and the buildings situated thereon to the same degree of appearance and repair as said buildings and real property existed before the removal of such fixtures, facilities and equipment.

VI.

It is further agreed between the parties that in the event any installment, obligation of the lessee against the property shall be due and unpaid for a period of ten (10) days after written notice of such default has been delivered to the lessee by the lessors; the lessors shall have the right to terminate this lease on thirty (30) days written notice to lessee and to pay said obligation and access the payment thereof to the lessee as rent. Upon failure of the lessee to pay the lessors accordingly; the lessors shall have the right to distress against the property of the lessee situated on the leased premises and such right of distress shall not in any way bar the lessors from their right of other legal proceeding against the lessee individually.

It is further agreed that the lessee, at his option, may apply at any time the above stated per centage of rent due any lessor or any installments thereof to the payment of any indebtedness due or to become due from any lessors to the lessee and such application shall be deemed payment of such rental or installments to that