

In the event Lessee shall default in the payment of the rent or any part thereof or any of the covenants or agreements to be kept by Lessee, and such default shall continue for a period of fifteen (15) days after written notice thereof to Lessee by Lessor, or in the event Lessee should be adjudged a bankrupt or go into the hands of a receiver or make an assignment for the benefit of creditors, and such bankruptcy, adjudication, receivership decree or assignment for the benefit of creditors shall not be vacated within fifteen days after the date thereof, then Lessor may declare the entire balance of the term terminated and re-enter and take possession or continue to hold Lessee liable for the rent and for the performances by Lessee of the terms of this lease as this lease provides.

The Lessee shall make no alterations of a structural nature without the written consent of Lessor.

Such alterations or improvements as may be made by the Lessee may be removed during the term of or at the expiration of this lease, provided the cost of removal is borne by Lessee and provided such removal will not damage the building or premises in any way.

The Lessee agrees to make no unlawful or offensive use of the premises or to do or permit anything to be done thereon which would constitute or become a nuisance.

At the expiration of this lease, Lessee agrees to surrender possession of the premises in as good condition as the premises are at the commencement of the term, ordinary and reasonable wear and tear alone excepted, provided, however, that Lessee shall have fully performed the terms and provisions hereof, at which time the Lessee may remove all its machinery, equipment, appurtenances and property, then remaining on the premises.

It is understood and agreed that upon the commencement of the

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