

remain the property of the lessor or its successors and the lease  
 may be at all times during the term of this lease and any  
 extensions or renewals thereof by the lessor and any successors  
 shall have the right to remove any such alterations, additions  
 and improvements at any time during the term of this lease  
 or any extension or renewal thereof, and the lessee shall  
 30 days after the termination of this lease or any exten-  
 sion or renewal thereof by the lessor or its successors  
 and for such purposes the lessee shall be deemed to be  
 lessor shall not be required to remove any such alterations,  
 additions or improvements and the lessee shall be deemed to  
 after the expiration of such period of 30 days shall be  
 deemed to be an abandonment of the same and the same shall  
 the same and become part of the real estate with the  
 the same existing in the then ownership of the land and the  
 removal of any building by the lessor or its successors  
 and the removal of any building by the lessor or its successors  
 shall be deemed to be an abandonment of the same and the same  
 removed.

Lessee J. J. [Signature]  
 Lessor [Signature]

7. So long as Lessor shall be the owner of any  
 land adjacent to the demised premises, Lessor will not use,  
 nor permit others to use, said land for a <sup>competitive</sup> restaurant of  
 any type within 500 feet of this property on either side of the street.

ASSIGNMENT AND SUB-LETTING

8. Lessee may, without the consent of Lessor, assign  
 or encumber this lease or its rights hereunder. In such event  
 and such Assignee <sup>jointly and severally</sup>  
 Lessee shall remain liable for the payment of all rent required

Lessee J. J. [Signature]  
 FRC-F.B.-112557  
 Lessor [Signature]

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