

benefit of creditors, or files a petition pursuant to any State or Federal Law for the extension of Lessee's debts, or if Lessee's property should be seized under attachment, execution or other process, and such attachment execution or process be not vacated, or such property released within thirty (30) days, then in any one of such events, Lessor may, with written notice, but with or without entry or other action, forthwith terminate the term of this lease. Upon such termination, Lessor shall forthwith be entitled to recover damages in an amount equal to the then present value of the rent deserved under Paragraph 1(a) of this lease for the residue of the stated term hereof, less the fair rental value of the premises if rented for the residue of the stated term. Upon any termination of the term of this lease, either by lapse of time or otherwise, Lessee shall surrender possession and vacate the premises forthwith and deliver possession thereof to Lessor, whereupon Lessor shall have the full and free right and license to enter into and upon the premises without process of law and remove or expel Lessee and any and all Lessee's property therefrom and occupy the same or lease or re-lease the same to any others. None of these remedies, which are cumulative, shall be a bar or a curtailment to any legal or equitable rights or remedies of the Lessor hereunder for the enforcement of collection of rent due hereunder or for recovery of damages for breach of any of the covenants or the provisions of this lease, or for any other cause. In the event of any defaults of any nature, Lessee agrees to pay all costs of attorney's fees incurred by Lessor for Lessor's protection.

19. All installments, additions, hardware, non-trade fixtures and improvements, temporary or permanent, which may be made or installed by either party hereto in or upon the premises and which are in any manner attached to the floors, walls, ceiling, doors or windows, shall be Lessor's property and shall, upon termination of this lease, remain upon and be surrendered with the premises as a part thereof, all without compensation allowance or credit to Lessee, unless otherwise agreed upon in writing by the parties hereto. Lessee, shall, upon termination of the terms of this lease or of Lessee's right to possession, return to Lessor the premises and all equipment and fixtures comprising a part thereof in as good condition as when Lessee took possession, excepting only ordinary wear and tear and damage by fire or other casualty for which Lessee is not legally responsible.

20. Subject to the provisions of Paragraph 14 of this lease, each provisions hereof shall extend to and shall, as the case may require, bind and inure to the benefit of Lessor and Lessee and their respective heirs, legal representatives, successors and assigns.

WITNESS our hands and seals this the 30th day of December, 1964.

Nicholas A. Peck
Nicholas A. Peck - Lessor

Jane M. Peck
Jane M. Peck - Lessor

WITNESSES:
H. F. Partee
Ken S. Davis
Dean W. Watson
Leo H. Hill

CASE PANO COMPANY
By C. Evelyn Brasington
Lessee

(Continued on next page)

