

business and operations shall be conducted, it being agreed that so long as the Lessee shall use said premises in a lawful manner as herein provided, the entire control and direction of such activities shall be and remain with the Lessee.

RULES AND REGULATIONS

13. The rules and regulations printed upon this instrument shall be and are hereby made a part of this lease. Lessee, his servants and agents will perform and abide by said rules and regulations and any amendments or additions to said rules and regulations as may be made from time to time by Lessor.

14. This contract shall create the relationship of landlord and tenant between Lessor and Lessee, no estate shall pass out of Lessor; Lessee has only a usufruct, not subject to levy and sale.

HOLDING OVER

15. If Lessee remains in possession after expiration of the term hereof, or any extension of renewals thereof, with the Lessor's acquiescence and without any distinct agreement of parties, Lessee shall be a tenant at will; and there shall be no renewal of this lease by operation of law.

SURRENDER OF NOTICES

16. At termination of this lease, Lessee shall surrender premises and keys thereof to Lessor in same condition as at commencement of term, natural wear and tear only accepted.

PREMISES

17. Lessee hereby appoints as its statutory agent to receive the service of all dispossessory or distraint proceedings and notices thereunder, and all notices required under this lease, the person in charge of said premises at the time, or occupying premises; and if no person is in charge and occupying same, then such notice or service may be made by attaching the same on the main entrance to premises. A copy of all notices under this lease shall also be sent to Lessee's last known address, if different from premises.

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