

- 4(a) -

Lessee shall have the right and privilege to cancel and terminate this lease at any time during the original term, or extension thereof, by giving lessor thirty (30) days written notice. In such event, lessee shall pay lessor the balance of the minimum rental from the date of cancellation through the end of the then current term, after excluding any bonus formula, discounted at the rate of ten percent (10%) per year. Lessee shall surrender possession of the premises to lessor at the end of said notice period and shall thereupon be relieved of any further liability and obligation hereunder.

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It is understood and agreed that should the lessee hold over the said premises beyond the determination by limitation of the said term, or any extension thereof, without first having extended this lease by written agreement, such holding over by lessee shall not be considered as an extension of this lease for any period longer than one month.

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Lessor, for himself, his heirs, representatives, successors and assigns, agrees to keep the premises free and discharged of liens and encumbrances affecting the leasehold interest created hereby, and further covenants that lessee, its successors and assigns, shall have continuous, peaceful, uninterrupted and exclusive possession and quiet enjoyment of the entire premises during the term of this lease or extension thereof, the breach of which covenant by operation of law or for any other reason even if affecting only a portion of the premises, if not promptly corrected, will entitle the lessee at its option to terminate and cancel this lease and to remove its equipment and all improvements owned or placed by it on the premises. Lessor further agrees that if lessee should be made a party in any legal proceeding affecting the lessee's right of continuous and quiet possession, the lessor will reimburse the lessee for any reasonable attorney fees or other expense incurred by lessee in defending its right under this lease, and any such expenses may be applied by lessee upon rental due or to become due.

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