

premises or permit anything to be done in or upon the demised premises creating a nuisance thereon, and Tenant further agrees to permit the Landlord or its agent at all reasonable times to enter upon the premises for making repairs and for examining or showing the same to prospective purchasers.

DEFAULT BY  
LANDLORD

14. If the Landlord shall fail to perform any of the affirmative covenants to be performed by the Landlord pursuant to this lease, or if the Landlord should fail to make any payment which they herein agree to make, including payments secured by a mortgage or deed of trust on the premises, then the Tenant may, at its option, after notice to the Landlord, perform such affirmative covenant, or make any such payments, as the Landlord's agent, and in the Tenant's sole discretion as to the necessity therefor, and the full amount of the cost and expense entailed, or of the payment so made, shall immediately be owing by the Landlord to the Tenant. The Tenant shall have the right to deduct the amount thereof, together with interest at the legal rate thereon, from the date of payment, without liability of forfeiture, out of rents then due or thereafter coming due hereunder. The option given in this paragraph is for the sole protection of the Tenant, and its existence shall not release the Landlord from any obligation to perform any of the covenants herein provided to be performed by the Landlord, or deprive the Tenant of any legal right to which it may have by reason of any such default by the Landlord.

DEFAULT  
BY TENANT

15. In the event the Tenant should fail to pay any of the monthly installments of rent reserved herein for a period of more than ten (10) days after the same shall become due and payable, or if the Tenant shall fail to keep or shall violate any other condition, stipulation or agreement herein contained, on the part of the Tenant to be kept and performed, and if either such failure or violation shall have continued for a period of thirty (30) days after the Tenant shall have received written notice by certified or registered mail at its office address hereinafter designated, from the Landlord to pay such rent or to cure such violation of failure, then, in any such event, the Landlord, at its option, may either (a) terminate

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