

lease or ninety (90) days prior to the expiration of any renewal term of this lease. It is the intent of the Lessor and Lessee that Lessee shall have the options and privileges of extending this lease for separate one year periods not to exceed nineteen (19) additional years by notification in writing by Lessee to Lessor ninety (90) days prior to the expiration date of the initial term or any renewal year thereafter.

(8) Default. Should any installment of rent be past due and unpaid for a period of thirty (30) days after the same is due, or upon violation by the Lessee of the covenants, agreements and conditions contained in this lease, and upon failure to discontinue or remedy such violation within ten (10) days after notification in writing of such violation addressed by the Lessor to the Lessee, at the demised premises, or such other place as may be hereafter designated in writing by the Lessee, or should the Lessee be declared bankrupt, appoint a receiver, or make a general assignment of assets for the benefit of creditors, the Lessor may at its option (a) declare the full rental for the remainder of the year due and payable immediately and resort to any and all remedies at law or in equity for the enforcement of its rights and to recover damages for the breach of the covenants herein contained and (b) enter and take possession of the lease premises and thereafter hold the same free of any rights of the Lessee to use the premises.

(9) Covenant of Quiet Enjoyment. The Lessor hereby stipulates and agrees that it is the owner in fee simple of the property herein leased and further covenants the Lessee shall have the quiet enjoyment of said premises during the initial term and any extension thereof, free from the adverse claims of all persons, firms, and corporations whatsoever, and the Lessor will fully protect the Lessee in the full, complete and absolute possession of the premises and every part thereof.

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