

mortgage for an agreement that if, by dispossession, foreclosure, or otherwise such holder, or any successor in interest, shall come into possession of the leased property, or shall become the owner of the leased property, or take over the rights of the Lessors in the leased property, it will not disturb the possession, use or enjoyment of the leased property by the Lessees, their successors or assigns, nor disaffirm this Lease or the Lessees' rights or estate hereunder, so long as all of the obligations of the Lessees are fully performed in accordance with the terms of this Lease.

9. Removal of Personalty. The Lessees shall have the right to assign, transfer, sell, remove, or in any manner dispose of the goods and chattels within the above leased premises. Upon termination of this Lease, the Lessors may require that any alterations or improvements of a minor nature to the premises and all personal goods and chattels shall be removed at the expense of the Lessees. In removing such alterations, improvements, goods and chattels, the Lessees shall, at their own expense, repair any damage to the premises occasioned by such removal.

10. Default and Additional Rent. If two (2) months' rent shall at any time be in arrears and unpaid, the Lessors shall have the right to annul and terminate this Lease, and it shall be lawful for Lessors to re-enter and forthwith repossess all and singular the above granted and leased premises without hindrance or prejudice to Lessors' right to distraint for all rent unpaid at such period. If the Lessees shall default in the performance of any covenant or condition in this Lease required to be performed by the Lessees, the Lessors may, after thirty (30) days notice to the Lessees, or without notice if in the Lessors' opinion an emergency exists, perform such covenant or condition for the account and at the expense of the Lessees. If the Lessors shall incur any expense, including reasonable attorney's

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