

It is further stipulated and understood by the parties to these presents, that if one month's rent shall at any time be in arrears and unpaid, the Lessor shall have the right to annul and terminate this lease, and it shall be lawful for Lessor to re-enter and forthwith repossess all and singular the above granted and leased premises without hindrance or prejudice to Lessor's right to distrain for all rent unpaid at such period.

It is agreed that should said Lessee assign, transfer, sell, remove, or in any manner dispose of the goods and chattels within the above leased premises, then the entire amount of rent that would accrue for the existing term or period, plus one additional year, shall be considered as due and payable, and the Lessor shall be vested with the same rights as though the entire leased term has expired; but payment for the same shall entitle said Lessee to its rights of possession and occupancy under the terms and conditions hereof. It is further agreed by and between the parties hereto that all rent due under this lease, or to become due hereunder, or any renewal hereof, must be paid in full before any goods or chattels are removed from the premises herein leased; and all such rent, and any other amounts due hereunder, shall be and constitute a first lien on the properties of the Lessee, its successors, assigns, and transferees. The Lessee shall not assign this lease, or sub-lease all or any part of the leased properties or premises, without the written consent of Lessor.

WITNESS the Hands and Seals of the parties hereto the day and year first above written, by their respective officers duly authorized.

IN THE PRESENCE OF:

<p><u>[Signature]</u></p>	<p>MUTUAL PROPERTIES, INC., LESSOR</p> <p><u>[Signature]</u>, Pres.</p>
<p><u>[Signature]</u></p>	<p>COOPER MOTOR LINES, INC., LESSEE</p> <p><u>[Signature]</u>, Pres.</p>