

in all respects, reasonable use and wear and damage by fire and other casualty by the neglect, default or misuse by the Lessee only expected.

10. That all property of any kind that may at any time be in or upon the demised premises shall be at the sole risk of the Lessee, and that the Lessor shall not be liable for any injury, loss or damage to any property in or about said demised premises or said building.

11. To notify the Lessor in writing at least sixty (60) days prior to the expiration of the term of this lease if the Lessee does not wish to negotiate for any further tenancy in the demised premises following the end of said term, in order that the Lessor may have a reasonable time within which to find a new tenant for the same.

12. If the Lessee shall remain in said premises beyond the end of the Lessee's term, and whether rent be received by the Lessor for a period beyond said term or not the Lessor may treat the Lessee as a trespasser, or the Lessor may treat the Lessee as tenant for a new term equal to the term of this lease or as a tenant from year to year or from month to month on written notice to the Lessee of having elected so to do, and in case the Lessor elects to treat the Lessee as a tenant, all of the provisions of this lease shall remain fully applicable with respect to the new tenancy except as to the duration of the term thereof. Anything hereinbefore to the contrary notwithstanding, if the Lessor, not less than fifteen (15) days before the expiration of the term of this lease, shall give the Lessee written notice that if the Lessee remains in said premises beyond the end of the Lessee's term the Lessee will continue as a tenant but at the rent and upon the terms and conditions set forth in said notice, and if following the giving of such notice the Lessee shall remain in said premises beyond the end of said term, the Lessee shall be conclusively deemed to be a tenant at the rent and upon the terms and conditions set forth in said notice.

Provided, however, and this lease is made upon the express condition that if default shall be made in the payment of said rent or any part thereof or of other sums of money for charges of the Lessor made under the provisions therefor in this lease contained, at the times and places herein fixed for the payment thereof and said default shall continue ten (10) days, and whether or not such payment shall have been demanded, or if default shall be made in any other of

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