

rendered in procuring this Lease 5% of all rentals thereafter paid by Tenant under this Lease. Landlord agrees that if this Lease is extended, or if any new Lease is entered into between Landlord and Tenant covering Leased premises, or any party thereof, then in either of said events, Landlord in consideration of Agent's having procured Tenant hereunder, agrees to pay to Agent 5% of all rentals paid to Landlord by Tenant under extension or new lease. Agent agrees in the event Landlord sells Leased premises that upon Landlord furnishing Agent with an agreement signed by purchaser, assuming Landlord's obligations to Agent under this lease, Agent will release original Landlord from any further obligations to Agent hereunder. Tenant agrees that if this lease is assigned by it, it will secure from Assignee an agreement in writing by Assignee recognizing obligation to Agent, and agreeing to pay rental to Agent herein named during period covered by Lease, any extensions thereof and any new lease between Landlord and Tenant. Agent is named as a party to this contract solely for the purpose of enforcing its rights under this paragraph and it is understood by all parties hereto that Agent is acting solely in the capacity as agent for Landlord to whom Tenant must look in regard to all covenants, agreements and warranties herein contained and that Agent shall not be liable to Tenant in regard to any matter which may arise by virtue of this Lease.

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FIFTEENTH. In the event the Tenant shall continue to remain in and occupy said premises after the expiration of the term of this Lease, such holding over shall not in any way be construed as a renewal or extension of the term of this Lease, but such holding over shall constitute a tenancy from month to month only, but subject to all of the covenants and conditions of this Lease, other than those relating to the term hereof, for which tenancy the Tenant agrees to pay to the Landlord as rental for said premises and/or liquidated damages the sum of One Thousand