

of breach of any covenant. Any assignee or said lease, or sub-lessee of the entire premises, shall take subject to all the covenants hereof, and each assignee and sublessee of the entire premises shall become, and be, liable with the Lessee for the performance of the covenants of this lease, and for any breach thereof.

That the Lessee covenants and agrees promptly to pay any and all sums herein agreed to be paid by it, as and when the same shall become due and payable hereunder.

It is mutually understood and agreed that time is the essence of this lease agreement and that in the event the Lessee shall become in default in the payment of any rent due under the terms of this lease for a period of thirty (30) days after the same is due and payable that the Lessor in addition to all his rights to distrain upon the property of the Lessee as provided by law, shall have the right to terminate this lease, eject the Lessee therefrom in the same manner as a tenant holding over after the expiration of his lease provided further that the exercise of his right to eject the Lessee shall not prohibit the Lessor from exercising any of his rights either at law or in equity to recover any sums due under the terms of this contract or damages for the breach thereof.

That if any clause, or provision, herein contained, shall be adjudged to be invalid, it shall not affect the validity of any other clause, or provision, of this lease, or constitute any cause of action in favor of either party as against the other.

That is if further agreed that the covenants and agreements herein contained shall bind, apply to and inure to the parties hereto, and to their respective successors, assigns and legal representatives.

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