

kind and description that may be lawfully levied or assessed against the land and improvements thereon hereby leased. The Lessee agrees to pay all license taxes and other taxes for operation of the business on the leased premises and all taxes and assessments lawfully levied or assessed against the equipment, furniture and fixtures and other personal property brought upon the leased premises.

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The Lessee is hereby granted the right to assign this lease to Harper's Drug Sundries, Inc., but Lessee shall at all times remain personally responsible for the performance of all of the provisions of this lease. If during the term of this lease, Lessee sells or disposes of more than fifty (50%) per cent of the outstanding stock of Harper's Drug Sundries, Inc., the Lessor, at his option, may cancel this lease within sixty days after Lessor learns of the sale or disposition of said stock. No further assignment of this lease shall be made by the Lessee without first obtaining the written consent of the Lessor.

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Lessor shall put Lessee in possession of the demised premises and covenants and agrees that during the continuance of this lease Lessee shall have quiet possession and enjoyment of the premises.

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During any period of this lease, should the Lessee fail to pay the rent when due and such default is not cured within fifteen (15) days thereof, or in the event the premises are vacated and abandoned before the expiration of this lease, or goes into voluntary or involuntary bankruptcy or receivership or makes a general assignment for the benefit of creditors, or files or has filed against him a petition pursuant to any Federal or State law for the extension of his debts or for an arrangement or reorganization, or if the stock of goods, wares, merchandise or personal property located on the demised premises, whether owned by Lessee or Harper's Drug Sundries, Inc., should be seized under attachment, execution or other process and be not vacated or such property released within fifteen (15) days, then and in any one of such events, Lessor may, after giving ten (10) days written notice by registered mail of its intention to do so, either (a) declare the full rental price for the entire term

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