

or subletting, shall operate to relieve the Lessee from any obligation, or from any liability, created hereby in case of breach of any covenant. Any assignee of said lease, or sub-lessee of the entire premises, shall take subject to all the covenants hereof, and each assignee and sub-lessee 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 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 Lessors in addition to all their 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 rights to eject the Lessee shall not prohibit the Lessors from exercising any of their 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 in valid it shall not effect 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 it is 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.

IN WITNESS WHEREOF the parties hereto have caused their hands and seals to be hereunto affixed this 5<sup>th</sup> day of May, in the year of our Lord one

(continued)