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a bankrupt, or shall make an assignment for creditors, or if the interest of the Lessors herein shall be sold under execution or other legal process, Lessee may, at Lessee's election, and in addition to any and all other rights of Lessee under this lease, cancel this lease at any time after the expiration of said thirty (30) days upon written notice by registered mail of such cancellation by Lessee, whereupon this lease shall terminate and be utterly void, without prejudice, however, to the right of the Lessee to recover from said Lessors ~~any~~ and all damages for breach of this lease by Lessors.

#### TRADE FIXTURES

11. Any signs, trade fixtures and equipment installed on the leased premises by the Lessee may be removed if same can be done without material damage to the leased premises, or upon Lessee's agreeing at said time to repair at its expense any damage caused by such removal.

#### 12. ASSIGNMENT AND SUBLETTING

12. Lessee may not assign or sublet the premises leased hereunder without the written consent of the Lessors, which consent shall not be unreasonably withheld, but it is understood and agreed that if the Lessors give written permission to the Lessee to assign or sublet this lease, then, it is understood and agreed that the Lessee shall be bound by the terms and conditions of this lease and shall be responsible for the payment of all rents due under said Lease and shall be responsible for the conditions and terms of said Lease Agreement as herein provided.

13. It is further mutually covenanted and agreed by and between the Lessors and Lessee that this Lease and all the covenants, terms, provisions and conditions herein contained shall inure to the benefit of and be binding upon their successors and assigns, legal representatives and each of them respectively.