

demised premises or any part thereof by the Tenant or any lessee holding under the Tenant, or any person or persons invited, suffered or permitted by the Tenant to go, or be in or upon the demised premises or said sidewalks, streets, alleys or ways; provided, however, the building occupied by Shaw's Drugs and any injury, loss, damage or expense arising from accident or damage occurring therein are expressly excepted from the provisions hereof.

QUIET
ENJOYMENT

10. The Landlord covenants, warrants and represents that the Landlord has full right and power to execute and perform this lease and to grant the estate demised herein; and that the Tenant on paying the rent herein reserved and performing the covenants and agreements hereof shall peaceably and quietly have, hold and enjoy the demised premises and all rights, easements, appurtenances and privileges belonging or in anywise appertaining thereto, during the full term of this lease, and any extensions hereof.

DEFAULT

11. In the event the Tenant should fail to pay any of the monthly installments of rent reserved aforesaid for a period of more than ten (10) days after the same shall become due and payable, or if the Tenant shall fail to keep or shall violate any other condition, stipulation or agreement herein contained, on the part of the Tenant to be kept and performed, and if either such failure or violation shall have continued for a period of thirty (30) days after the Tenant shall have received written notice by registered or certified mail at its office address from the Landlord to pay such rent or to cure such violation or failure, then in any such event, the Landlord, at its option, may either (a) terminate this lease, or (b) re-enter the demised premises by summary proceedings or otherwise expelling Tenant and removing all property therefrom and relet the premises at the best possible rent obtainable, making reasonable efforts therefor and receive the rent therefrom; but the Tenant shall remain liable for the deficiency, if any, between Tenant's rent hereunder and the price obtained by Landlord on re-letting. A default (except as to payment of rentals) shall be deemed cured, however, if Tenant in good

(Continued on next page)