

terminate this lease as of the date of such damage or destruction by giving written notice to the other party within thirty (30) days thereafter. In the event this lease is terminated as herein provided, all unearned rent paid in advance shall be refunded to Lessee.

16. Lessee may assign this lease or sublet any part or all of the leased premises for the purposes set forth in this lease for which said premises may be used. No sublease or assignment by Lessee shall relieve Lessee of any liability hereunder.

17. At the termination of this lease, Lessee shall not have the right to remove any fixtures or equipment attached to the premises (other than trade fixtures) unless prior to installation written permission is obtained from the Lessor. At the termination of this lease, Lessee shall have the right to remove such fixtures as installed by written permission provided Lessee restores the premises to proper prior condition after the removal of such fixtures and repairs any and all damages to the premises caused by such removal. Fixtures shall be construed to include equipment. Lessee may remove trade fixtures at any time.

18. It is mutually agreed that in the event the Lessee shall default in the payment of rent herein reserved, when due, and fails to cure any default within fifteen (15) days after written notice thereof from Lessor; or if Lessee shall be in default in performing any of the terms or provisions of this lease other than the provision requiring the payment of rent and fails to cure such default within thirty (30) days after the date of receipt of written notice of default from Lessor; or if Lessee is adjudicated bankrupt; or if a permanent receiver is appointed for Lessee's property and such receiver is not removed within sixty days after written