

sold under execution or other legal process, it shall be lawful for said Lessor, his heirs and assigns, to enter into said premises and again have, repossess and enjoy the same, as if this lease had not been made, and thereupon this lease, and everything contained herein, on the part of said Lessor to be done and performed, shall cease, terminate and be utterly void, without prejudice, however, to the right of the Lessor to recover from said Lessee all rent due up to the time of such entry.

Should said Lessee, with or without the express or implied consent of said Lessor, continue to hold and occupy said premises after the expiration of the terms of this lease, such holding over and beyond the term and the acceptance or collection of rental by Lessor, shall operate and be construed as creating a tenancy from month to month and not for any other term whatsoever, but the same may be terminated by Lessor by giving to said Lessee thirty (30) days written notice thereof, and at any time thereafter said Lessor may re-enter and take possession of the said premises, any rule in law or equity to the contrary notwithstanding.

If Lessor shall fail to keep and perform any of the covenants agreements or conditions of this lease on the part of the said Lessor to be kept, performed and observed, and if any of the aforesaid defaults are not cured within thirty (30) days from date of written notice by registered mail of such default of service upon Lessor, or if said Lessor shall be adjudged bankrupt, or shall make an assignment for creditors, or if the interest of the Lessor herein shall be sold under execution or other legal process, Lessee may, at Lessee's election, and in addition to any and all other right of the Lessee under this lease, cancel this lease, at any time after the expiration of 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 Lessor any and all damages for breach of this lease by Lessor.

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