

(9) Lessee may assign or sublet all or any portion of the premises but not without first obtaining the written approval of Lessor which shall not be unreasonably withheld and upon such assignment or subleasing, Lessee shall be and remain fully bound by all terms contained in this Lease.

(10) Lessee shall have the option of renewing this Lease for an additional Five (5) year period at the agreed rental of Two Hundred Fifty Dollars (\$250.00) per month by giving written notice thereof to Lessor at least Ninety (90) days prior to the expiration of the Lease.

(11) Lessee further covenants and agrees that at the termination of this Lease he will deliver up said premises in as good condition as they shall have been at the beginning of the term, natural wear and tear alone excepted. If the business is discontinued or the premises vacated before the expiration of this Lease or any renewal thereof, then the whole of the unexpired term shall become immediately due and payable. Destruction of the premises by fire or other casualty making it unfit for occupancy or Ten (10) days arrears of rent shall terminate this Lease at the option of Lessor. In the event of bankruptcy or receivership of Lessee or should Lessee make any assignment for the benefit of creditors, Lessor may at his option declare this Lease immediately terminated and take possession of the premises.

(12) Should any installment of rent not be paid within Ten (10) days of the date when due, Lessor may either (a) declare the full rental for the full term immediately due and payable and resort to any legal or equitable remedies to which by law Lessors may be entitled for the collection of rent or (b) at Lessor's option declare this Lease terminated and enter and take possession of the leased premises holding the same free of any right of Lessee, its successors and assigns, to use the same with the right to recover of Lessor any and all rents then due and unpaid up to the time of said taking.

(13) This Lease agreement contains all of the agreements and conditions made between the parties hereto and may not be modified orally

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