

fund to be disbursed periodically as restoration progresses if the premises can be restored within the sixty (60) day period.

9. Quiet Enjoyment. The Lessor covenants that, so long as the Lessee shall faithfully perform the covenants and conditions hereof, the Lessee shall peaceably and quietly have the demised premises for the term hereby granted without molestation or disturbance by the Lessor, and free of any encumbrances created or suffered by the Lessor.

10. Inspection of Premises. The Lessor may enter the demised premises at all reasonable times during business hours for the purpose of inspecting same or making any necessary repairs or replacements. The Lessor agrees that in connection with any repairs, it will cause as little disturbance or loss of business to the Lessee as may be possible under the circumstances. The rent shall abate for any period and to the extent the demised premises are made untenable by any such activity. The Lessor shall have the right during usual business hours to enter the demised premises and exhibit the same during the last six (6) months of the term of this lease, with due regard to the business conducted on the demised premises.

11. Assignment. The Lessee may assign this lease or sublet the demised premises or any part or parts thereof to any person or persons for all or any part of the term of this lease, for the conduct of any lawful business, but no subletting or assignment of this lease shall relieve the Lessee of liability hereunder without the prior written consent of the Lessor.

12. Default. In the event the Lessee shall be declared a bankrupt, placed in receivership, or shall take advantage of any law for the relief or aid of debtors, or if the Lessee should default in the payment of any part of the rent herein reserved for a period of thirty (30) days after the due date, or in the performance of any other covenant or condition of this lease for a period of thirty (30) days after service of notice of default on the Lessee at 502 Corpus