will be given ten (10) days notice thereof and the opportunity to purchase said property on such terms and conditions as may be mutually agreed upon between the parties.

18. It is understood and agreed that the rights of the Lessee hereunder shall be subordinate to the lien of any mortgage or mortgages covering the demised premises, and Lessee agrees to fully cooperate with the Lessor should Lessor execute other mortgages, and Lessee agrees to execute a subordination agreement or other documents as may be required by the lender. It is understood, however, that nothing contained herein shall affect Lessee's right to the quiet enjoyment of the premises, nor shall this paragraph relate to any removal trade fixtures or equipment placed on the property by Lessee.

19. In the event of bankruptcy of Lessee or in the event of voluntary or involuntary receivership or any assignment of the Lessee for the benefit of creditors, or any act of insolvency or bankruptcy by Lessee, the Lessor may at his option, in addition to any and all other rights he may have in law or equity, declare this Lease immediately terminated and take immediate possession of the premises, collecting the rental up to the time of such retaking.

20. No waiver by either party hereto of a breach of any covenant or agreement herein contained shall constitute a waiver of any subsequent breach of the same or any other covenant or agreement herein contained.

21. Lessor agrees that the trade fixtures to be installed on the subject premises by the Lessee may be removed by the Lessee upon the termination of the lease or any extensions thereof, provided all conditions of the Lease have been complied with by the Lessee, and provided further that Lessee assumes the responsibility for the removal thereof without damage to the leased premises.

22. Any and all signs erected on the exterior of the leased premises shall be approved by the Lessor prior to installation and Lessor shall be notified of the time of installation in ample time for him to be present and to see that the sign is installed in accordanc with his approval and to see that no other property of Lessor's is damaged.