

5. IMPROVEMENTS AND TRADE FIXTURES: All improvements placed upon the demised premises at the expense of the Lessees shall become the property of the Lessors upon the termination of this lease; except that the Lessees shall have the right, at the termination of this lease, to remove any and all trade fixtures installed by the Lessees such as restaurant equipment, stoves, tables, chairs, booths, cabinets, serving carts, decorations and furnishings as are peculiar to the restaurant business; provided such removal is completed by the expiration of the thirty (30) day period immediately following such termination, and provided the Lessees pay to the Lessors pro-rata rental during the said thirty (30) day period until the Lessees have fully turned over the premises to the Lessors. The buildings will be placed in the same or better condition as the buildings and premises existed prior to the removal of the trade fixtures. The rights herein shall not include the right to remove any plumbing, heating, air conditioning equipment, wiring or floor covering glued or fastened to the floors. If the Lessees shall fail to remove such trade fixtures and other property within the period herein specified, such fixtures and other property not removed by the Lessees shall be deemed as having been abandoned by the Lessees and shall become, at the Lessors' option, the property of the Lessors.

6. DEFAULT CLAUSE: In the event of a default on the part of the Lessees in the payment of the rents, taxes and special assessments, as provided for herein, and if the Lessors shall notify the Lessees specifying such default, setting out the amount of unpaid rent claimed by the Lessors to be due, or the unpaid taxes or special assessments, claimed by the Lessors to be due, as the case may be, and the default thus specified by such notice shall continue for a period of thirty (30) days from and after the date of such notice is delivered to the Lessees under this lease; or in the event of a default by the Lessees in any respect in connection with any of the covenants or agreements of this lease set forth to be performed or observed by the Lessees, other than the failure to pay said rents, taxes or assessments, and if the Lessors shall execute and deliver to the Lessees written notice specifying such default and the default as

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