

The Lessee further agrees that it will not assign this lease or sublet said premises without first obtaining the written consent of the Lessor.

It is agreed that any additions which shall be made to the premises with the consent of the Lessor shall become a part of the leased premises and shall belong to the Lessor. However, the Lessee may install such trade fixtures or furnishings as may be necessary to properly conduct its business therein and said Lessee shall have the right to remove said trade fixtures upon the termination of this lease or any renewal thereof, provided the premises are left in as good condition as they were at the beginning of this lease, and provided further that all rent then due has been fully paid.

It is agreed that if the principal building on said premises is so damaged by fire or other casualty as to render it unfit for occupancy, then this lease may be terminated by either party.

In the event of bankruptcy of the Lessee, or in the event said Lessee is placed in the hands of a receiver, or should the Lessee make an assignment for the benefit of creditors, or fail to pay any rental installment when due, or fail to perform any of the covenants and agreements herein contained, then and in any of these events, the Lessor may at its option, declare the rental for the entire term immediately due and payable, or it may declare this lease terminated and take immediate possession of the premises, collecting the rental up to the time possession is retaken.

It is agreed that the term of this lease shall automatically be extended for a period of one year upon the expiration of the initial term of one year and upon the expiration of each such one year extension thereafter, unless either the Lessor or Lessee shall, not later than thirty (30) days prior to any such expiration, give written notice to the other party that this agreement shall be terminated as of such expiration. During any such extension, the terms and conditions of this lease shall remain in full force and effect.

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