

its successors and assigns, shall have the right to peaceably occupy and possess the demised premises during the term hereof.

15. Condition of Premises Upon Termination. On the termination of this Lease in any way, or on the termination in any way of any extended term thereof, Lessee will yield up the premises to Lessor in good condition and repair, ordinary wear and tear excepted.

16. Quiet Enjoyment. The Lessee, upon paying the rents and performing all of the terms on its part to be performed, shall peaceably and quietly enjoy the premises subject, nevertheless, to the terms of this Lease.

17. Heirs, Successors and Assigns and Inclusiveness of Heirs. The covenants, conditions and agreements contained in this Lease shall bind and inure to the benefit of the Lessor and Lessee and their respective heirs, successors and, except as otherwise provided in this Lease, their assigns. Wherever Lessor and Lessee are herein referred to, such reference shall be construed as applying to their respective heirs and successors in interest and assigns and where the contract required or admits, to their heirs, assigns, personal representatives, agents, employees, invitees and financial representatives. The use of the neuter singular pronoun in reference to Lessor or Lessee shall be deemed a proper reference even though the Lessor or Lessee may be an individual, a partnership, a corporation, or a group of two or more individuals or entities. The necessary grammatical changes required to make the provisions of this Lease applicable in the plural sense if there is more than one Lessor or Lessee, and the necessary changes in the gender of pronouns, shall in all instances be assumed.

18. Holding Over. In the event Lessee remains in possession of the demised premises after the expiration of this Lease, or any renewal thereof, and without the execution of a new Lease, it shall be deemed to be occupying said premises as a Tenant from month-to-month at a rental equal to the rental herein provided, which rental is to be payable monthly and otherwise subject to all conditions, provisions and obligations of this Lease insofar as the same are applicable to a month-to-month lease by operation of law.

0630

4328 RV-2