

no effect.

IT IS FURTHER UNDERSTOOD AND AGREED that there is situate upon the premises hereby leased a diner and kitchen and other buildings and improvements in connection therewith, all of which are attached to the real estate hereby leased, and the Lessees hereby agree that all of said improvements of every kind and nature whatsoever, except the diner above mentioned, and including any other improvement that may be placed on said premises during the term of this lease shall be the property of the Lessor at the termination of this lease and shall remain a part of the real estate to which said improvements are attached. The Lessees further agree that in the event they default in any monthly payment of rent during said term, then in addition to all improvements above mentioned remaining a part of the real estate and belonging to the Lessor, the said diner shall also remain a part of the real estate and become the property of the Lessor.

IT IS FURTHER UNDERSTOOD AND AGREED that the Lessees shall not sublease said premises, or any portion thereof or assign this lease without the written consent of the Lessor herein and shall not use said premises for any other purpose other than the purpose for which said premises are now being used without the written consent of the Lessor. Upon violation of any of the terms or provisions of this lease, the Lessor shall have the option of terminating said lease by giving written notice to the Lessees.

Witness the hands and seals of the parties this 1st day of November, 1951.

In the presence of:

Stephen C. Mann
James W. Greenwald

Walter Guffey (SEAL)
LESSOR

Mike Pillo (SEAL)
Mary Pillo (SEAL)
Alex N. Pillo (SEAL)
LESSORS

M of Pillo