

shelving) and other personal property and the same shall remain at all times the property of the Lessee. At any time during the term of this lease or any extension thereof or at the termination of this lease or any extension thereof, Lessee shall be entitled to remove any and all of such signs, machinery, equipment, fixtures and personal property; provided, however, that if any such signs, machinery, equipment, fixtures or personal property is so attached to any building so as not to be readily removable without damage to the building, then, if the Lessee shall remove the same, the Lessee shall promptly repair any damage caused to the building by such removal.

7.1 If the Lessee should, after receipt of notice properly specifying the alleged default, fail to remedy any default (a) in the payment of any fixed rent due under this lease within fifteen days, or (b) in the keeping of any other term, covenant or condition herein with all reasonable dispatch, not exceeding thirty days, or such additional time as is reasonably required to correct any such default, then the Lessor shall have the right at its election, then or at any time thereafter while such default shall continue, to terminate this lease. In the event of termination of this lease as in this paragraph above provided, the Lessor shall have the right to repossess the leased premises, either without process of law or through any form of suit or proceeding, as well as the right to sue for and recover all rents and other sums accrued up to the time of such termination, including damages arising out of any breach on the part of the Lessee.

8.1 The Lessor covenants and agrees that the Lessee, upon paying the rents reserved herein and observing and keeping the covenants, agreements and stipulations of this lease on its part to be kept, shall lawfully, peaceably and quietly have, hold, occupy and enjoy said leased premises during the term of this lease and any extension or