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and may take possession of the premises, collecting the rental up to the time of such re-taking of possession.

(d) That within thirty (30) days next preceeding the expiration of the term of this lease the Lessor, its agents, prospective purchasers, prospective Lessees or assigns, may, from time to time, enter upon the leased premises for the purpose of showing or viewing said premises and may affix to some suitable part of said premises a notice to rent or to sell the same or any part thereof and keep the notice affixed without molestation by Lessee.

(e) That no waiver by the Lessor of a breach of any covenant or agreement contained herein on the part of the Lessee shall constitute a waiver of a subsequent breach of the same or any other covenant or agreement.

(f) That if Lessee shall remain in possession of the premises after the term hereof, such possession shall not be deemed a renewal or extension of said term, but, to all the terms and conditions of this lease, shall constitute a tenancy from month-to-month only.

(g) That provided the rent has been paid, no provision hereof shall be construed to prevent the removal by the Lessee of any "trade fixtures" or equipment which the Lessee, from time to time, may place or install in said premises, provided that in case of such removal, the Lessee shall restore any damage to the premises caused thereby or resulting therefrom.

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