

6. Lessees will not assign or sublease any portion of the above described premises or building and equipment therein without the prior written consent of the Lessor.

7. Lessor, as Lessees' agent, without terminating this Lease, upon Lessees breaching this contract, may at Lessor's option enter upon and rent premises at the best price obtainable by reasonable effort, without advertisement and by private negotiations and for any term Lessor deems proper, Lessees shall be liable to Lessor for the deficiency, if any, between Lessees rent hereunder and the price obtained by Lessor on reletting.

8. If Lessees default for fifteen (15) days after written notice thereof in paying said rent; or if Lessees default for thirty (30) days after written notice thereof in performing any other of their obligations hereunder; or if Lessees are adjudicated a bankrupt; or if a permanent receiver is appointed for Lessees property, including Lessees' interest in premises, and such receiver is not removed within sixty (60) days after written notice from Lessor to Lessees to obtain such removal; or if, whether voluntarily or involuntarily, Lessees take advantage of any debtor relief proceedings under any present or future law, whereby the rent or any part thereof is, or is proposed to be, reduced or payment thereof deferred; or if Lessees make an assignment for benefit of creditors; or if premises or Lessees' effects or interest therein should be levied upon or attached under process against Lessees, not satisfied or dissolved within thirty (30) days after written notice from Lessor to Lessees to obtain satisfaction thereof; then, and in any of said events, Lessor at his option may at once, or within six (6) months thereafter (but only during continuance of such default or condition) terminate this lease by written notice to Lessees; whereupon this lease shall end. After an authorized assignment or sub-letting, the occurring of any of the foregoing defaults or events shall affect this lease only if caused by or happening to the assignee or sub-lessee. Upon such termination by Lessor, Lessees will at once surrender possession of the premises to Lessor and remove all of Lessees' effects therefrom, using such force as may be necessary without being guilty of trespass, forcible entry or detainer or other tort.

9. If premises are totally destroyed (or so substantially damaged as to be untenable) by storm, fire, earthquake, or other casualty, this lease shall terminate as of the date of such destruction or damage, and rental shall be accounted for as between Lessor and Lessees as of that date. If premises are damaged but not rendered wholly untenable by any such casualty rental shall abate in proportion as the premises have been damaged and Lessor shall restore as speedily as practicable, whereupon full rent shall recommence.

10. Lessees shall pay water rent for the said premises and all bills for gas, electricity, fuel, light, heat or power for premises or used by Lessees in connection therewith. If Lessees do not pay the same, Lessor may pay the same and such payments shall be added to the rental of premises.