

have the right to remove said fixtures, equipment, and facilities that are of the sole and only purpose of transacting the business of the Lessee; provided, however, in the event fixtures, equipment and facilities are removed, the Lessee shall restore the real property and the buildings situated thereon to the same degree of appearance and repair as said buildings and real property existed before the removal of such fixtures, facilities and equipment.

VI.

It is further agreed between the parties that in the event any installment obligation of the Lessee against the property shall become due and unpaid for a period of ten (10) days after written notice of such default has been delivered to the Lessee by the Lessors, the Lessors shall have the right to terminate this Lease on thirty (30) days' written notice to Lessee and to pay said obligation and access the payment thereof to the Lessee as rent. Upon failure of the Lessee to pay the Lessors accordingly, the Lessors shall have the right to distress against the property of the Lessee situated on the leased premises.

It is further agreed that the Lessee, at its option, may apply at any time the above stated percentage of rent due any Lessors or any installments thereof to the payment of any indebtedness due or to become due from any Lessor to the Lessee, and such application shall be deemed payment of such rental or installments to that Lessor's interest. It is further agreed that the Lessee, by making a rental installment payment to any one of the Lessors, shall be deemed payment to all of the Lessors, and the Lessee is not at any time to become involved in the distribution among the Lessors as to their proportionate share of interest. Furthermore, no change in ownership of the premises or assignment of the rental herein provided shall be binding upon the Lessee for any purpose whatsoever until and unless the Lessee in writing consents to said transaction or assignment.

VII.

It is further agreed between the parties that the Lessee shall maintain the leased property and shall provide at the Lessee's own expense any improvements to any plumbing, heating, electrical wiring, painting, exterior wall maintenance, flooring, and all interior maintenance. It is further provided that if the Lessee fails to make necessary repairs as above described, and said repairs are of absolute necessity to prevent deterioration of the leased premises, the Lessors, after giving sixty (60) days' written notice to