

extent the demised premises are made untenable by any such activity. The Lessor shall have the right during usual business hours to enter the demised premises and exhibit the same during the last six (6) months of the term of this lease, with due regard to the business conducted on the demised premises.

10. Assignment. The Lessee may assign this lease or sublet the demised premises or any part or parts thereof to any person or persons for all or any part of the term of this lease, for the conduct of any lawful business, but no subletting or assignment of this lease shall relieve the Lessee of liability hereunder without the prior written consent of the Lessor.

11. Default. In the event the Lessee shall be declared a bankrupt, placed in receivership, or shall take advantage of any law for the relief or aid of debtors, or if the Lessee should default in the payment of any part of the rent herein reserved for a period of thirty (30) days after the due date, or in the performance of any other covenant or condition of this lease for a period of thirty (30) days after service of notice of default on the Lessee at Fischer Industries, P. O. Box 43038, Cleveland, Ohio 44143, the Lessor may serve written notice upon the Lessee at that address that it elects to terminate this lease upon a specified date not less than ten (10) days after the date of service of such notice, and this lease shall terminate on the date so specified, the Lessee not having commenced with diligence to cure the default. The Lessor covenants that it will give notice of any failure to pay rent within thirty (30) days of the due date thereof. In the event of such termination, the Lessor may re-enter and resume possession of the demised premises, and upon such re-entry the Lessor may (but shall not be obligated to) relet the demised premises for the remainder of the original term of this lease for any sum which it may deem reasonable. In the event of the termination of this lease by reason of the default of Lessee, the Lessor shall become entitled immediately and without any further action on its part to recover from Lessee as liquidated damages for such default, in addition to any damages becoming due by reason of the failure of Lessee to perform any covenant to be performed by Lessee