

Page Three

The Lessor shall make the entire proceeds of the fire insurance policies available for application to the costs of restoring and shall keep said proceeds in a separate trust account for that purpose. Upon completion of the restoration of the building, the Lessee shall continue the operation of her business and rent shall be due and payable from the date of delivery of the restored premises.

(10) "FOR SALE" AND "TO LET": During the last six (6) months of the term of this lease or the renewal thereof, as the case may be, the Lessor may maintain "to let" and "for sale" signs upon the premises and may freely exhibit the premises to any prospective tenants and/or purchasers.

(11) ALTERATIONS TO BUILDING: No structural alteration of additions shall, at any time, be made by the Lessee without the Lessor's prior written consent, which consent shall not be unreasonably withheld, except that Lessee, may, at her own expense, make such structural or other changes as may modernize and standardize the interior of the building, provided such changes do not alter the Lessor's residual value.

(12) CURE OF DEFAULT: If any party defaults in compliance with any term or covenant on its part herein contained to be performed, other than non-payment of rent, the defaulting party shall be given thirty (30) days written notice by registered or certified mail, by the other party, to cure said default.

If such default cannot be reasonably remedied prior to such date and the defaulting party is engaged in good faith in curing such default or has, prior to the expiration date of the notice, given the other party adequate security for the remedy thereof, then this letting and the defaulting party's rights hereunder shall continue in full force.

(13) DEFAULT IN PAYMENT OF RENT: Should any installment of rent be past due and unpaid, it is agreed that Lessor may, after giving ten (10) days written notice addressed to Lessee, either (a) Declare the full rental for the entire term immediately due and payable

1
RECORD

4328 RV-2