

terminate this Lease.

15. QUIET ENJOYMENT: Landowner covenants and agrees with Tenant that so long as Tenant shall pay all rental promptly as the same shall become due and payable and shall comply with its other covenants and agreements as herein contained, Tenant shall quietly enjoy the use and occupancy of the demised premises, free and clear of all claims of all persons whomsoever.

16. STATUTORY LIEN ON EQUIPMENT: Landowner shall have at all times a valid lien for all rentals and other sums of money becoming due hereunder from Tenant upon all equipment, fixtures and furniture of Tenant situated on the above described premises. Upon the occurrence of an event of default by Tenant as hereinabove defined, Landowner shall have the option, in addition to any other remedies provided herein or by law, to enter upon the leased premises with or without the permission of Tenant and take possession of any and all equipment, fixtures and furniture of Tenant situated on the leased premises without liability for trespass or conversion, to sell the same without notice at private or public sale, with or without having such property at the sale, at which Landowner or his heirs may purchase, and to apply the proceeds thereof, less any and all expenses connected with the taking of possession and sale of the property, as a credit against any sums due to Landowner by Tenant. Any surplus shall be paid to Tenant and Tenant agrees to pay any deficiency forthwith. Alternatively, the lien hereby granted may be enforced by Landowner in any other manner provided by law for the foreclosure of a security interest in personal property or fixtures. The statutory lien for rent is not hereby waived, the express contractual lien herein granted being in addition and supplementary thereto. Notwithstanding the foregoing, Tenant shall have the right to grant security interests and otherwise encumber any and all furniture, fixtures, equipment and personal property it may install or erect upon the demised premises, and the Landowner shall, upon request

A.H.T. QLR  
G.C.T.  
W.T.