

(10) Holding Over: No holding over by Tenant, nor acceptance of rent by Landlord shall operate as a renewal or extension of the Lease without the written consent of Landlord and Tenant but in the event no such notice is given, then this Lease shall continue in force from month to month, subject to all the provisions of this Lease.

(11) For Rent Signs: Tenant hereby permits Landlord during the last thirty (30) days of the Lease term as extended or renewed, to place one (1) for rent or for sale sign, not exceeding one foot by two feet in size, on one (1) plate glass window or on the parking lot of the Premises. Tenant will also allow Landlord or its agents, during said period to show the premises, exterior and interior, to prospective tenants or purchasers during reasonable business hours by prior appointment provided same does not conflict with the conduct of Tenant's business.

(12) Landlord's Remedies: In case of non-payment of rent or default by Tenant in the performance of any of the material obligations of this Lease, Landlord shall have the right, without affecting any other right or additional remedies given under this Lease or by Law, to distrain for rent then owed or reenter and take possession of the premises after thirty (30) days prior written notice by Landlord to Tenant and provided Tenant shall not have cured or commenced the curing of said default within said time limit.

(13) Events of Default: Upon the failure of Tenant to move into the Premises within ninety (90) days of the beginning of the term, or upon the vacation or abandonment of the Premises for ninety (90) consecutive days or more, or upon the written repudiation of this Lease by Tenant, or the appointment of a Receiver or Trustee for Tenant, or upon the filing of bankruptcy or insolvency proceeding by or against Tenant which are not discharged or released by Tenant within ninety (90) days from the date of Tenant's receipt of notice thereof, the Landlord shall take possession of the Premises, together with all fixtures, and receive possession of the Premises. Landlord shall use all reasonable efforts to rerent for the account of Tenant the Premises for the unexpired portion of the term; or Landlord may, at his option, immediately termi-

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