

Federal Savings and Loan Association shall be paid the principal balance due to it at that time in full so that said mortgage obligation shall be satisfied.

ASSIGNMENT & SUBLEASE

The Lessee shall have the right, with the prior written consent of Lessors, to assign this Lease, and interest therein, and to sublet the leased premises, or any part thereof at any time during the term of this lease, provided each assignee and/or sublessee assumes in writing all of the Lessee's obligations under the terms of this Lease. However, the Lessee herein shall remain liable for each and every obligation under this Lease. Written consent of Lessor shall not be withheld unreasonably when Lessee seeks to assign her interests in the Agreement or sublet the premises.

DEFAULT

In the event that either party defaults in any of terms and conditions of this Lease, and the other party shall have the right to proceed in any manner desired within the limits of the law to protect their interest after ten (10) days written notification to the other party. In the event of legal action, then the party who prevails shall be entitled to collect from the losing party all costs, attorney fees and other incidental expenses incurred by the prevailing party in the protection of the respective rights under this Lease.

CREDITORS, ASSIGNMENT OR BANKRUPTCY

In the event Lessee either voluntarily or involuntarily is adjudged bankrupt or insolvent or is placed into receivership, then in that event, the Lessors at their option may cancel the Lease and immediately take possession of the premises unless the Lessee or Trustee or personal representative subsequently agrees to maintain current the rental consideration and other terms and obligations contained in this Lease. In the event