

Lessee's part to be performed, which said sum shall be returned to the Lessee after the time fixed as the expiration of the term hereof, provided the Lessee has fully and faithfully carried out all of said terms, covenants and conditions on Lessee's part to be performed. Lessor shall have the right, but not the obligation, to apply any part of said deposit to cure any default of the Lessee, and if the Lessor does so, Lessee shall upon demand, deposit with Lessor the amount so applied so that the Lessor shall have the full deposit on hand at all times during the term of the Lease. Lessee's failure to pay to Lessor a sufficient amount to restore said security to the original sum deposited within five (5) days after receipt of demand therefor, shall constitute a breach of the Lease. No interest shall be paid by the Lessor to the Lessee on such security deposit. Should Lessee comply with all of said terms, covenants and conditions and promptly pay all of the rental herein provided for as it falls due and all other sums payable by the Lessee and Lessor hereunder, the said deposit shall be returned in full to the Lessee at the end of the term of this Lease or at the earlier termination of this Lease.

ARTICLE XVI

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