

upon the demised premises, or to take possession thereof, or to begin, institute, enforce and/or exercise any legal or other proceedings and/or remedies in connection therewith on account of any default or alleged default by tenant, unless and until landlord shall have first sent written notice by United States Registered Mail to tenant, advising and notifying tenant that unless the default or claimed default in question shall have been made good within ninety (90) days after receipt of said notice, landlord will then exercise whatever remedies landlord may decide to exercise for the protection of landlord's interest. Anything herein to the contrary notwithstanding, if the default specified in said notice shall have been cured and made good during said ninety (90) days period after default and notice thereof, then this lease shall continue in full force and effect, as though no default had ever occurred.

Anything to the contrary in this lease contained notwithstanding, all trade fixtures, including counters, show cases, tables, fans, shelving, motors, partitions, mirrors, lighting fixtures, equipment, under-counter radiators, etc. which may be installed by and at the expense of tenant, regardless of whether or not same are temporarily attached to the building, shall remain the property of the tenant, and may be removed in whole or in part by tenant at any time and from time to time during the term of this lease, and any renewal or extension thereof, and at the expiration of this lease or any renewal or extension thereof provided that at the time of removal tenant is not in default under the terms of this lease.

*Wm J. J. J.*