

recover from the Lessee any and all amounts which under the terms thereof may be then due and unpaid for the time said leased premises were actually used and occupied.

17. Lessee may if not in default hereunder, either prior to or at the expiration of this lease, remove all trade fixtures, furniture and store equipment attached to, or placed in or upon the building on the leased premises by the Lessee, whether attached to said building or not, provided that such removal may be done without damage to the premises other than surface damage, and provided further that the Lessee shall repair any damage which may be done to the building on removal of said furniture, fixtures and equipment.

18. If any rent or other amounts due and owing under the terms of this lease is collected by Lessor by or through an attorney at law, Lessee agrees to pay Lessor 10% thereof of the amount due as attorney's fee. Lessee waives all homestead rights and exemptions which it might have under any law against any obligation imposed upon it under the terms of this lease, and hereby assigns to the Lessor its homestead rights or other exemption.

19. Lessee's rights shall be subject to any bona fide mortgage or deed to secure debt which is now or may hereafter be placed upon the premises by Lessor.

20. All rights, powers and privileges conferred hereunder upon parties hereto shall be cumulative but not restrictive to those given by law.

21. Lessee hereby appoints as its agent to receive the service of all dispossessory or distraint proceedings and notices thereunder, and all notices required under this lease, the person in charge of said premises at the time, or occupying premises; and if no person is in charge or occupying the same, then such service or notice may be made by attaching the same on the said entrance to premises. A copy of all notices under this lease shall also be sent to the Lessee at 519 Eighth Street Southeast, Washington, D. C., or to such other address as the Lessee may later advise, by registered mail.

22. Lessee is privileged to remodel or improve the premises, at its own expense, including the installation of new