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(7) All furniture and trade fixtures placed in the said building by the Lessee, shall be and remain the property of the Lessee, whether attached to the building or not, and the Lessee shall have the right to remove same at any time during the life of this lease or at the termination thereof.

(8) The Lessee shall not sublet or assign this lease, without the written consent of the Lessor, but it is agreed that the Lessor's consent shall not unreasonably be withheld.

(9) Lessor shall carry adequate amount of insurance on the building, and should it be damaged or destroyed by fire or other casualty, the Lessor shall promptly repair and restore the building to its former condition, whereupon this lease shall continue in force, and the rent shall be abated to the Lessee in proportion to the extent to which any portion or all of the premises are rendered unfit for use.

(10) Lessor warrants that it is seized of the above described premises in fee simple, and that it has the right to lease them as herein provided, and that it will defend the title against all claims of all persons whomsoever.

(11) In the event that the Lessee, its successors or assigns, goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a receiver or makes a general assignment of its property for the benefit of creditors, or files a petition pursuant to any State or Federal law for the extension of its debts, or if its stock of goods, wears and merchandise located on the leased premises should be seized under attachment, execution, or other process and such attachment, execution or other process be not vacated or such property released within ninety (90) days, then and in such event, the Lessor shall have the right at their option, to immediately terminate the lease, whereupon the full rental price for the whole term of the unexpired term shall be immediately due and payable and the Lessor may enter the demised premises and take possession thereof, and resort to any legal remedies prescribed by law for the enforcement or collection of the entire rent, or to obtain possession of the leased property.

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E.P.