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It is further stipulated and agreed that the Lessee shall not assign this Lease nor sublet the premises, or any part thereof, without the written consent of the Lessor, nor use the premises for any purpose or purposes other than in connection with the operation of the business in which is is now engaged.

In the event of bankruptcy, or in the event the Lessee is placed in the hands of a receiver or makes an assignment for the benefit of creditors, the Lessor may, at its option, declare this Lease terminated and take immediate possession of the premises.

It is expressly agreed that this lease shall immediately terminate, and the Lessor shall have the right to reenter and repossess said premises and remove the Lessee therefrom in the event of any one or more of the following events of default: (1) If there shall be default in the payment of rent, or any part thereof, for a period of ten (10) days after same shall become due and payable; or (2) if there shall be default in the payment of any tax or taxes, or portion thereof, when due and payable, or default in the payment of any insurance premium, and such default shall continue for thirty (30) days after notice in writing mailed to the Lessee.

At the expiration of this Lease, the Lessee agrees that the Lessor shall have the right to enter into and upon the premises hereby leased and repossess itself thereof, and all improvements of whatsoever kind and nature erected or made upon said premises during the term of this Lease shall be and become the property of the Lessor.

This Lease shall be binding upon the successors and assigns of the parties hereto.