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(a) Declare the full rental price for the entire term immediately due and payable and resort to any legal remedies at law or in equity for the enforcement or collection of the rent or to recover damages for the breach of said covenants; or

(b) Declare this lease terminated and enter and take possession of the leased premises and thenceforth hold the same free from the right of the Tenant, or its successors or assigns, to use said demised premises, but the Landlord shall, nevertheless, have the right to recover from the tenant any and all amounts which, under the terms hereof, may then be due and unpaid for the use of the demised premises.

8. The Landlord agrees that the Tenant, upon payment of the rents reserved herein, and upon the performance of the covenants and agreements herein provided to be observed and performed by them, shall peaceably and quietly hold and enjoy the demised premises for the term thereof,; and it is further agreed that after payment of the rents to the expiration of this lease, the Tenant reserves the right and privilege of removing any and all trade fixtures and other fixtures of a similar nature which may be installed by or at the expense of the Tenant.

9. The Landlord agrees to install an additional bath room with commode and laboratory for the use of the ladies in addition to the toilet now on the premises.

10. The Landlord agrees to furnish water for the demised premises and agrees that the present light fixtures with all light bulbs shall remain in the building.

11. The Landlord agrees to furnish heat for the said building and to keep the said building heated to the temperature and at the times usual and reasonable for the operation of a retail store.

IN WITNESS WHEREOF, The Landlord and Tenant have hereunto set their