

or replace any portion thereof until the receipt of written notice from the Lessee as to the necessity therefor.

The Lessee shall have the right to make such installations, repairs or replacements as Lessee deems advisable at its cost and expense during the term or any renewal of this lease provided that upon the expiration of the lease or upon surrender or vacating of the premises same will be restored to as good condition as when entered upon by the Lessee, ordinary and reasonable wear and tear alone excepted.

The Lessee shall have the right to remove any and all of its property, appurtenances, machinery and equipment conditioned, however, that Lessee will place the premises in as good condition upon such removal as upon entering into possession, reasonable wear and tear alone excepted.

The Lessee shall have the right to assign this lease or underlet all or any part of the premises provided the Lessee shall nevertheless remain liable under and pursuant to the terms of this agreement and also liable for the performance thereof on the Lessee's part.

In the event the Lessee shall default in the payment of the rent or any part thereof or any of the covenants or agreements to be kept by the Lessee and such default shall continue for a period of fifteen (15) days after written notice thereof to the Lessee by the Lessor, or in the event the Lessee should be adjudged a bankrupt or go into the hands of a receiver or make an assignment for the benefit of creditors, and such bankruptcy, adjudication, receivership decree or assignment for the benefit of creditors shall not be vacated within fifteen days after the date thereof, then the Lessor may declare the entire balance of the term terminated and re-enter and take possession or continue to hold the Lessee liable for the rent and for the performance by the Lessee of the terms of this lease as this lease provides.