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of the building desired by the said Lessee to be done by her at her own expense and cost. Any fixtures and/or appliances installed therein by the said Lessee during the tenancy hereunder may be removed therefrom on or before the expiration hereof or of any renewal hereof, provided such removal of such fixtures and appliances can be and will be done without damage to or defacement of the building or premises.

The total destruction of, or such material damage to, the said building as to render it unfit for the uses for which it is adopted will at once without notice from either party to the other, end and terminate this agreement, but the said parties may continue same under such terms and conditions as they may then agree upon, and adopted thereby.

Should the said Lessee at any time be in arrears of said monthly rentals for three or more months, then the Lessor may at her option declare this Lease ended and terminated, and proceed to repossess the said premises, with all rights reserved and preserved to her for the enforcement of the collection of such rents then in arrears; and for the protection of such rentals, the said Lessor is hereby given a lien on all and any fixtures, appliances and chattels of any nature or used therein by the said Lessee.

The said Lessee may not sublet or subrent the said premises, or any portion thereof, without the written consent and approval of the said Lessor; and this lease may not be assigned by the said Lessee without the written consent of the Lessor thereto.

This agreement is hereby made binding upon, and shall enure to the benefit of, the respective parties hereto, their respective heirs, executors, administrators or assigns; but any change in or additions to this agreement shall not be effectual unless reduced to writing and signed by the parties to be bound thereby.