

permission to alter any present or future structure in connection with the portion of the property leased to the Lessee provided the Lessee assumes the entire expense and liability of such alterations and that such alterations does not impair substantially the property as a whole. Permission is also given by the Lessor to the Lessee to sublet in any manner that the Lessee should see fit all or any portion of the leased premises herein described.

9. Should the leased premises or any substantial portion thereof be destroyed or so damaged by fire or other casualty, whether by man or God, to the extent that the Lessee is unable to continue its full and entire operation in a beneficial manner then the rent shall be suspended and shall cease to be payable until the leased premises are repaired and restored and made fit for occupancy, such restoration to be completed within a reasonable time under the circumstances and the Lessee shall have the option upon restoration of voiding any portion or the whole of said lease or to continue upon the same terms and conditions of this lease after restoration.

10. The Lessee reserves the right and privilege, after the payment of the rent to the expiration of this lease, re removing any and all trade fixtures, furniture, equipment and other fixtures of a similar nature purchased by the Lessee of which may be installed, moved unto or placed in said premises by the Lessee.

11. The Lessor agrees that the Lessee, upon paying the rental herein reserved, and all other indebtedness due by the Lessee unto the Lessor, and upon the performance of the covenants and agreements herein provided to be observed and performed by it, shall peaceably and quietly hold and enjoy the demised premises for the term aforesaid. The Lessor and the Lessee mutually covenant and agree that the leased premises will not be used nor shall the Lessee permit said premises to be used, for any unlawful purpose nor permit thereon anything which may be or become a nuisance.

12. Whenever notice is to be given to the Lessee pursuant to the terms of this lease, it shall be sent by registered mail