

granted and leased premises, without hindrance or prejudice to the Lessor's right to distrain for all rents unpaid at such time.

(8) In the event the Lessee shall fail to comply with the terms of this Lease, or shall abandon the above leased premises the Lessor shall have the right to terminate this Lease and to re-lease said property to his best advantage, with the further right to hold the Lessee responsible for the difference in rent as liquidated damages.

(9) Upon the expiration of this Lease, the Lessee shall have the right to remove all personal property and equipment not constituting permanent fixtures from the premises hereinabove described.

(10) The Lessor shall have the right to examine the account books of the Lessee at reasonable times, ^{after receipt of the auditor's report,} and the Lessee shall furnish the Lessor with an Auditor's Report by March 15th of each year reflecting the gross receipts of the business for the previous year.

(11) The Lessee shall not alter, or perform any alterations on, the building situate on the aforesaid property without the written consent of the Lessor or his agents, and any additions or alterations permitted by the Lessor shall be done at the Lessee's expense, with the Lessee having the right to cancel said Lease unless said alterations are approved except where not recommended or deemed advisable by an Architect.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first above written.

In the Presence of:

Irene P. Johnson
Irene P. Johnson, Lessor

Silvia R. Murphy
William A. Gordon

H.K. Stilwell
H.K. Stilwell, Individually

STILWELL MORTUARY, INC.,
By H.K. Stilwell
Lessee

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