

- (d) The Lessors further agree with the Lessee, or those claiming under it, that should the finance or small loan business in which the Lessee, or its successors or assigns, is engaged and which business the Lessee intends to carry on in the building on the premises hereby demised be declared unlawful under any acts or laws of the Federal, State, or Municipal Governments, or any agency thereof, then the Lessee shall have the right upon giving thirty (30) days' written notice to the Lessors of its intention and election to terminate this lease.
- (e) The Lessors specifically agree that the Lessee may sublet said premises or assign this lease to any person, firm, corporation or association, whether such corporation is now in existence or hereafter incorporated, as the Lessee deems advisable and with the written permission of the Lessors.
- (f) Should the Lessee fail to pay the rent or any part thereof as the same becomes due, or violate any other term or condition of this lease, the Lessors shall then have the right, at their option, to re-enter the leased premises and terminate this lease; such re-entry shall not bar the right of recovery of rent or damages for breach of covenants; and, in order to entitle Lessors to re-enter, it shall be necessary to give ten (10) days' written notice of default in rent or of other conditions broken.
- (g) The Lessors agree that so long as they own the building in which the premises hereby demised are located they will not lease or allow a sub-lease of any office space in said building to any person, firm, corporation or association which is engaged in business similar to that of the Lessee, except such companies as may be owned or managed by Eastern Management Corporation.
- (h) The Lessee shall have the right to install air conditioning upon said premises and to hang or install Neon or other forms of electrical signs on said premises at such location in the windows and/or on the walls inside or outside said premises as the Lessee shall choose, such signs to be installed in a first class workmanlike manner.
- (i) The Lessee, or those claiming under it, is hereby given the right and privilege when the said premises are vacated to remove any and all machinery, fixtures, merchandise, signs, equipment, air conditioning, and other fixtures which the Lessee, or its assigns, may have placed in or upon the demised premises at its own expense.
- (j) The Lessors agree that if this lease is terminated under the provisions of Paragraph III, sub-sections (b) (2), or (c) (1), all rent paid in advance by the Lessee shall be refunded to said Lessee.

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