

assignment for the benefit of creditors, then in any such event, this lease shall, at the option of the Lessor, thereupon terminate and be of no further force and effect except as to any existing claim of the Lessor hereunder, and the Lessor may take immediate possession of the leased property, free and clear of all liens and encumbrances.

9. In the event that either party hereto breaches any covenant herein contained, including the covenant to pay rent, the other party may terminate this lease upon giving twenty (20) days prior written notice thereof to the party breaching the covenant, and may thereafter proceed to enforce any legal remedies then available (including, without limitation, the right of the Lessor to re-enter upon and retake possession of the leased property in case of a breach of covenant by the Lessee); provided, however, that if any such breach of covenant is remedied within said twenty (20) day period, or if appropriate steps are taken within the twenty (20) day period to remedy such breach and the remedy is completed within a reasonable time thereafter, no failure to perform the breached covenant will be deemed to have occurred.

10. No waiver of any default in the covenants and agreements of this lease shall be considered a waiver of any succeeding default in the same or any other covenant or agreement herein.

11. It is understood that the Lessee has the right to assign this lease or sub-let any portion of the leased property, provided that any such assignment or sub-lease shall not in any way relieve or otherwise affect the obligations of the Lessee to the Lessor as herein set forth, and provided further, that the Lessee will give at least thirty (30) days prior written notice to the Lessor of any such contemplated assignment or sub-lease and will cooperate fully with the Lessor in insuring that the property is not used in such a way as to adversely affect property values in the immediate vicinity.

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