

SURRENDER AND DEFAULT

9. Lessees will surrender and deliver up said premises at the end of said term, in as good order and condition as the same now are or may be put by said Lessor, reasonable use and natural wear and tear, fire or casualty excepted. If Lessees shall fail to pay the rent specified in this lease, or if any part thereof shall at any time be in arrear and unpaid, or if said Lessees shall fail to keep and perform and observe any of the covenants, agreements or conditions of this lease on the part of said Lessees to be kept, performed and observed, and if any of the aforesaid defaults are not cured within thrity (30) days from date of written notice by registered mail of such default service upon Lessees, or if said Lessees shall be adjudged a bankrupt, or shall make an assignment for creditors, or if the interest of the Lessees herein shall be sold under execution or other legal process, it shall be lawful for said Lessor, its successors, heirs and assigns, to enter into said premises and again have, repossess and enjoy the same, as if this lease had not been made, and thereupon this lease, and everything contained herein, on the part of said Lessor to be done and performed, shall cease, terminate and be utterly void, without prejudice, however, to the right of the Lessor to recover from said Lessees all rent due up to the time of such entry.

Should said Lessees, with or without the express or implied consent of said Lessor, continue to hold and occupy said premises after the expiration of the term of this lease, such holding over beyond the term and the acceptance or collection of rent by Lessor, shall operate and be construed as creating a tenancy from month to month and not for any other term whatsoever, but the same may be terminated by said Lessor by giving said Lessees thirty (30) days written notice thereof, and at any time thereafter said Lessor may re-enter and take possession of the said premises, any rule in law or equity to the

(Continued on Next Page)