

remain the property of the Lessee or sublessee, as the case may be, at all times during the term of this lease and any extensions or renewals thereof. Lessee and any sublessee shall have the right to remove any such alterations, additions and improvements at any time during the term of this lease or any extension or renewal thereof, and for a period of 30 days after the termination of this lease, or any extension or renewal thereof, by lapse of time or otherwise and, for such purpose, to enter upon the premises. However, Lessee shall not be required to remove any such alterations, additions or improvements and Lessee's failure to do so after the expiration of such period of 30 days shall be deemed to be an abandonment thereof whereby the same shall, thereupon, be and become part of the real estate with title thereto vesting in the then owner of the land. In case of removal of any building by Lessee or any sublessee occurring at or after the termination of this lease, as aforesaid, Lessee shall level the area formerly occupied by any building so removed.

7. So long as Lessor shall be the owner of any land adjacent to the demised premises, Lessor will not use, nor permit others to use, said land for a restaurant of similar ~~any~~ type.

ASSIGNMENT AND SUB-LETTING

8. Lessee may, without the consent of Lessor, assign or encumber this lease or its rights hereunder. In such event Lessee shall remain liable for the payment of all rent required

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