

to some suitable part of said premises a notice to rent or to sell the same or any part thereof and keep the notice affixed without molestation by the Lessee;

(e) That no waiver by the Lessor of a breach of any covenant or agreement contained herein on the part of the Lessee shall constitute a waiver of a subsequent breach of the same or any other covenant or agreement;

(f) That if the Lessee shall remain in possession of the premises after the term hereof, or any valid extension thereof as herein provided, such possession shall not be deemed a renewal or extension of said term, but, subject to all the terms and conditions of this lease, shall constitute a tenancy from month to month only;

(g) That provided the rent has been paid, no provision hereof shall be construed to prevent the removal by the Lessee of any "trade fixtures", furniture, machinery or equipment (including heating and air conditioning units) which the Lessee, from time to time, may place or install in said leased premises, provided that in case of such removal, the Lessee shall restore any damage to the leased premises caused thereby or resulting therefrom;

(h) That if the leased premises, or such substantial portion thereof as would render the remainder unsuitable for the aforesaid use by the Lessee, is taken under the power of eminent domain, then this lease shall terminate forthwith. If such taking shall not render the leased premises unsuitable for such use, a just proportion of the rent shall be abated and this lease shall continue in full force and effect. Any award or damages for any taking under such power of eminent domain shall be paid to the Lessor, and the Lessee shall have no claim or interest therein;