

8. LESSEE shall not sublet nor assign nor transfer his interest in this lease without securing the written consent in advance from LESSORS; provided, however, that said consent shall not be unreasonably withheld.

LESSORS AND LESSEE MUTUALLY COVENANT AND AGREE THAT:

9. The operating cost of all utilities in connection with the use of the leased premises shall be paid by the LESSEE.

10. Any holdover after the end of the term herein conveyed or any extensions or renewals thereof shall be construed to be a tenancy from month to month at the same rental as specified above.

11. No waiver of a breach of any of the covenants of this lease shall be construed to be a waiver of any succeeding breach of the same or any other covenant.

12. If the rent reserve by this lease or any part thereof shall be in default Fifteen (15) days after payment is due, or if a petition in bankruptcy shall be filed by LESSEE, or if LESSEE shall be adjudged a bankrupt or insolvent by any court, or if a receiver or trustee in bankruptcy or a receiver of the property of the LESSEE shall be appointed in any suit or proceeding brought by or against LESSEE, or if LESSEE shall make an assignment for the benefit of creditors, or if an execution shall be issued against LESSEE, or if this lease shall by operation of law pass to any person other than LESSEE, then in each and every such case, if such shall continue for Thirty (30) days after written notice thereof by the LESSORS to the LESSEE, it shall be lawful for LESSORS to terminate this lease by Three (3) days' notice to that effect mailed to LESSEE, and to recover the possession of the premises by summary proceedings, and the term hereby granted, upon the service of such notice, shall immediately cease, determine and come to an end, without prejudice to any remedies which might otherwise be used.

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