

by the Lessor of the 'surrender of this lease; or (b) the Lessor may, at its option, terminate this lease and repossess the leased premises, either by force or otherwise, without becoming liable civilly or criminally therefor, and thenceforth hold the same free from any rights of the Lessee to the use and occupancy of said premises; but the Lessor shall, nevertheless, have the right to recover from the Lessee any and all amounts which under the terms thereof may be then due and unpaid for the time said leased premises were actually used and occupied.

13. The Lessee may, if not in default hereunder, either prior to or at the expiration of this lease, remove all fixtures, furniture, equipment, supplies, and heating and air conditioning equipment attached to or placed in or upon the building on the leased premises by the Lessee, whether attached to said building or not, and provided that the Lessee shall repair any damage which may be done to the building on removal of said fixtures, furniture, equipment, supplies, and heating and air conditioning equipment.

14. The Lessee is privileged to remodel or improve the premises at his own expense, but he shall make no structural changes to the premises without the written consent of the Lessor. It is understood and agreed, however, that no person, firm, or corporation that furnishes material or work and labor in connection with the alteration, repair, remodeling, or improvement of said premises shall have any mechanic's lien or other lien or claim against the leased premises or the improvements thereon for any balance which might be due and owing by the Lessee to such person, firm, or

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