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9.3 that if Lessor, without executing a new written lesse, suffers Lessee to remain in possession of the lessed premises after expiration of the original or any renewal term hereof, Lessee shall become a tenant from month-to-month upon the same rent and other conditions as herein provided, subject to termination by either party upon thirty (30) days' notice in writing.

- 10. The occurrence of any of the following shall constitute a default hereunder:
 - (a) non-payment of any installment of rent for a period of ten (10) days after receipt of notice of non-payment.
- (b) continuation of any breach or non-performance of any covenant by Lessee, for a period of thirty (30) days after written notice to Lesses.
 - (c) the bankruptcy or receivership of Lessee.
 - (d) execution of an assignment or Deed of Trust by Lessee for the benefit of creditors.
 - 11. In the event of default as defined in Paragraph 10 hereof, Lessor may pursue any of the following remedies:
- (a) sue for all rents then due and subsequently sue for rents thereafter to become due, plus an attorney's reasonable fee and costs in connection therewith;
- (b) re-enter the leased premises and hold the same as if this Lease had never been made, evicting Lessee and removing Lessee's goods and chattels from the leased premises;
- (c) distrain upon Lessee's tangible personal property situate on the leased premises for all rent then in arrears; provided, however, such distraint shall not attach to any time sale instruments, bills, notes or money contained or stored in said tangible property;
- (d) after re-entry, re-let the leased premises, Lessee remaining liable for the amount by which the rents collected by reason of such subjetting fail to equal or exceed the rents herein reserved unto Lessor, and
- (e) exercise the aforegoing alternatively or cumulatively, provided Lessor's recovery shell not exceed the total rents reserved herein unto Lessor and remaining unpeid at time of default. 12. Miscellaneous and Supplementary Provisions.

	12.1	Lessor shall provide off-street parking for wehicles for exclusive use by Lessee and Lessee's customers.	
	12.2	If the light fixtures in the leased premises are to be furnished by Lessor, they will be of a type and number to provide at least	
fifty foot candle power of light at deak height.			
	13.	This Lease shall inure to the benefit of and be binding upon the heirs, personal representatives, successors and/or assigns of	

Lessor and Lessee.	ase on 30 Jump , 19 65, and Lessee signed and
in witness whereof, Lessor signed and sealed this Lesson sealed the same on Augusti.2 ,19 65	, , , , , , , , , , , , , , , , , , , ,
sealed the same on Augus off a 19 65	Λ
Marke Z. Word	
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PARTNERSHIP LESSOR	•
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Witness	(Seal)
	and as a Partner in
	, LESSOR
	, LESSON
CORPORATE LESSOR	
ATTEST:	LESSOR

(Affix Corporate Seal)

LESSEE

Secretary

COMMERCIAL CREDIT CORPORATION

President

President Hy