

J.R.M.
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BY
R.W.S.
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8. ASSIGNING OR SUBLETTING. This lease shall not be assigned nor the premises or any part thereof sublet without first obtaining the written consent of the Landlord. ^{REASONABLE CONSENT NOT TO BE WITHHELD.} In the event that the lease is assigned or a portion or all of the premises is sublet, then and in either event, the Tenant shall remain primarily responsible under this lease for the fulfilling of its terms and conditions.

9. TRADE FIXTURES. It is agreed that the Tenant reserves the right and privilege after payment of the rent at the expiration of this lease or any option thereof, to remove any and all trade fixtures which may be installed by and at the expense of the Tenant. However, Tenant agrees to repair any damages that might result by the removal of said trade fixtures.

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10. TERMINATION FOR DEFAULT IN PAYMENT OF RENT. It is further agreed that in the event there be any default for a period of thirty days in the payment of the rental hereinabove reserved or any other breach by Tenant of any of the other covenants on the part of the Tenant herein contained, or should the premises be deserted or vacated without notice or reason for a period of thirty days, then and in any such event, the full rental price for the whole of the unexpired term shall be immediately due and payable. This remedy shall be in addition to any other statutory remedy granted to the Landlord; the Tenant further agrees to pay a reasonable attorney's fee together with any other expenses incurred by the Landlord in enforcing any of the obligations under this lease. It is further covenanted and agreed between the parties hereto that the filing of any petition or other proceedings in bankruptcy or insolvency against the Tenant, or any adjudication that Tenant is bankrupt or otherwise insolvent, shall be deemed to constitute a breach of this lease, and thereupon, ipso facto, and without entry or other action by Landlord, this lease shall become and be terminated.

11. FIRE. Should a portion or substantial part of the building be destroyed or so damaged by fire or other casualty as to be totally or partially unfit for occupancy or use, the rent or a fair and just proportion thereof, according to the nature and extent of the damages, shall be suspended and ceased to be payable until the building is restored and made fit for occupancy and use by the Landlord. The Landlord agrees to repair and restore the premises as soon as is reasonably practicable to substantially the same condition in which the premises were before