

to remove the same from the premises and to leave the premises in a clean and orderly condition.

11. WAIVER OF BREACH: Except as herein provided, 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. FORFEITURE ON DEFAULT: It is further covenanted and agreed that if any default shall be made by the Lessee in any payment of rents, taxes, assessments, or any other sums herein stipulated and agreed to be paid by the Lessee, or the Lessee shall fail to keep and perform any other covenant, condition or agreement, herein provided on the part of the Lessee to be performed, and such default shall continue for a period of thirty (30) days, the Lessor may serve upon the Lessee written notice of such default; and if such default shall then continue without being wholly remedied for a period of thirty (30) days after the service of such notice, then it shall and may be lawful for the Lessor, at its election, upon giving ten (10) days' written notice to the Lessee directing the Lessee to vacate said premises, to declare this Lease terminated, and to re-enter and repossess the leased premises, and the buildings and improvements situated thereon, and in such event, the Lessee hereby waives any demand for possession of the leased premises, and any and all buildings and improvements thereon, and the Lessee agrees, upon the termination of this Lease at the election of the Lessor, or in any other way as herein provided, to surrender the

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