

The Lessees agree not to assign this Lease or to sublet the premises or any portion thereof without the written consent of the Lessors.

The Lessors expressly reserve unto themselves and for their agents and servants the right of ingress and egress across the leased premises in view of the fact that the Lessors own property at the rear and to the east of the leased premises and at the side and to the south of the leased premises.

If the Lessees shall default in the payment of rent or of any other sum required to be paid hereunder and such default shall continue for a period of ten (10) days after notice thereof by the Lessors to the Lessees, or if the Lessees shall default in any other provision hereof and shall not remedy such default within thirty (30) days after written notice thereof by the Lessors to the Lessees, the Lessors may in addition to all other remedies available to them, enter and take possession of the premises and either terminate this Lease or continue the same in full force and re-let the premises on the best available terms, holding the Lessees for any deficiencies in rent including the cost of maintaining the premises.

In the event the Lessees shall continue to remain in and occupy the leased premises after the expiration of the term of this Lease or renewal thereof, such holding over shall not in any way be construed as a renewal or extension, but such holding over shall constitute a tenancy from month to month only, and subject to all of the covenants and conditions of this Lease.

No waiver of any default in the covenants and agreements of the Lessees as herein contained shall constitute a waiver of any succeeding default in the same or any other covenant or agreement.

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