

by the lessee to the lessor within thirty (30) days from the date of such damage or destruction and thereupon this lease shall be considered at an end as of the date of said notice but payment of rent for the remainder of the then current term shall be made in accordance with the terms of Paragraph 4-a of this lease.

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It is agreed that the lessor shall not terminate the lease for or on account of the failure of the lessee or its sublessees or assigns to pay any monthly rental when due, or to comply with any other terms of this lease, without first giving the lessee a written notice of the intention to so terminate or cancel this lease, not less than thirty (30) days prior to such cancellation or termination. If during the said thirty (30) days period the lessee, its sublessee or assigns, shall pay said rental installment or comply with the term or condition of the lease stated in said notice, then the right of the lessor to cancel or terminate the lease for the cause mentioned shall cease and be of no effect.

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It is agreed that lessee may make such additions, alterations, replacements and improvements upon the buildings and equipment on said premises as to it shall seem best for the conduct of its business, or for the use of said premises for any purpose authorized hereunder. All of said alterations and improvements shall be made at the expense of the lessee, and without obligation upon the lessor.

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It is agreed that the lessee shall have the right to remove any or all of its equipment and trade fixtures from the premises at the expiration of this lease or sooner determination, or any extension thereof, and that it may enter upon said premises at any time prior to, or within ten (10) days after the expiration of this lease or any extension thereof, for the purpose of removing any of its property and equipment and fixtures located on said premises, said right being cumulative and in addition to any other rights of removal of its property that lessee has under the terms of this lease.

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