

8. In the event the Lessee, or his heirs or assigns, shall be adjudged bankrupt or insolvent according to law, or shall file a voluntary petition of the bankruptcy, or if any payment of rent shall be past due and unpaid for a period of thirty (30) days or on violation of any of the terms and agreements of this lease which is not corrected within thirty (30) days after written notice, this Lease shall, at the option of the Lessor terminate and the Lessor may thereupon lawfully enter into or upon the premises or any part thereof and repossess the same and expell the Lessee and those claiming under him and remove all of his effects by force, if necessary, without being deemed guilty or any manner of trespass and without prejudice to any other claims or remedies the Lessor may have or use to collect the arrears for rent and/or damages for breach of covenant.

9. If the Lessee shall default in the observance or performance of any term or covenant of any article of this agreement the Lessor may immediately and without notice perform the same for the account of the Lessee and such expenses as the Lessor may incur in connection with reletting the premises or requiring the Lessee to forfeit the premises, such as legal expenses, attorneys' fees or repairs to keep the premises in good order or to prepare the same for reletting, shall be the liability of and for the account of the Lessee.

10. Upon the expiration or termination of this Lease the Lessee shall surrender to the Lessor the demised premises broom clean, in good order or condition, ordinary wear excepted, and the Lessee shall remove all of its property.

11. The Lessee shall make payment of the rent to Uldrick & Company, Inc. and such payment by the Lessee to Uldrick & Company, Inc. shall be deemed payment to the Lessor by the Lessee.

12. It is understood and agreed that the Lessee will permit no alcoholic beverages to be sold or consumed upon the premises.

13. The Lessee shall have the right to renew the Lease for an additional five (5) years upon a monthly rent of Five Hundred Fifty

(Continued on next page)