

sublet the demised premises to any other person, firm, or corporation, without first obtaining the written consent of the Lessor as to the terms and conditions of such assignment or subletting, it being understood that any such assignment or subletting shall not relieve Lessee from any of her obligations hereunder.

7. TERMINATION FOR DEFAULT IN PAYMENT OF RENT. It is further expressly understood and agreed that in the event there be any default in the payment of the rental hereinabove reserved or any breach by Lessee of any of the other covenants on the part of Lessee herein contained, then and in any such event it shall be lawful for Lessor to re-enter into and upon the said premises and thereupon this lease shall, at the option of Lessor, absolutely terminate. It is further covenanted and agreed between the parties hereto that any adjudication that Lessee 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 Lessor, this lease shall become and be terminated. Should this lease be terminated by the Lessor in accordance with the provisions hereof, the Lessor shall be entitled to damages in an amount equal to the minimum rental for the remainder of the term hereof, less the fair rental value of the demised premises for such period.

8. INSURANCE COVERAGE AND DESTRUCTION OF BUILDING. It is agreed that Lessor will, during the continuance of this lease, at its own cost and expense, keep the building on the demised premises insured to the extent of its full insurable value against loss or damage by fire, with extended coverage, and in the event the same be damaged by fire or other cause so insured against, Lessor shall and will forthwith proceed to repair and/or rebuild the same, and Lessee shall meanwhile be entitled to an abatement of rent for the period during which the building is being restored and is unavailable for use by the Lessee.

9. ALTERATIONS OF BUILDING. It is understood and agreed that the Lessee shall not make, or suffer to be made, any alterations or additions to the said building or premises unless she has first obtained the written consent of the Lessor.

10. RENEWAL. Lessee is granted the right, at her option, to renew this lease for an additional period of two (2) years at a rental for such two-year period of Six Thousand, Six Hundred (\$6,600.00) Dollars, payable in twenty-four (24) monthly

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