

advertising and by private negotiations and for any term Lessor deems proper. Lessee shall be liable to Lessor for the deficiency, if any, between Lessee's rent hereunder and the price obtained by Lessor on reletting.

20. Lessor may reasonably card premises "for sale" at any time and "for rent" thirty (30) days before the termination of this lease. Lessor may enter the premises at reasonable hours to exhibit same to prospective purchasers or tenants and to make repairs required of Lessor under the terms hereof or to make repairs to Lessor's adjoining property, if any.

21. No termination of this lease prior to the normal ending thereof, by lapse of time or otherwise, shall affect Lessor's right to collect rent for the period prior to termination thereof.

22. This contract shall create the relationship of Landlord and Tenant between Lessor and Lessee.

23. If Lessee remains in possession of premises after expiration of the term hereof, with Lessor's acquiescence and without any express agreement of parties, Lessee shall be a tenant at will at rental rate in effect at end of lease; and there shall be no renewal of this lease by operation of law.

24. Lessee shall upon request by Lessor subordinate this lease to any first mortgage now or hereafter placed upon the Lessor's interest in demised premises or future additions thereto and Lessee shall execute and deliver, upon demand, such further instruments subordinating this lease to the lien of any such mortgage, provided such subordination

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