

improvements so constructed or placed on said premises shall become the sole property of Lessor, her heirs and assigns forever.

8. Lessee shall have the right to sublease all or portions of said premises from time to time or to assign this Lease in whole or in part, provided such sublease or assignment shall not relieve Lessee of its obligations hereunder. No sublease shall be made for any use which would depreciate the value or enjoyment of the adjoining or nearby property or properties owned by Lessor either in fee or as a life tenant.

9. By reason of the duration of this Lease and the fact that the same may be assigned outright or as security, or various subleases may be entered into and/or assigned, the rights under which derive from this Lease Agreement, Lessor agrees that in the event of default she will give to Lessee written notice of said default and Lessee shall have a period of thirty (3) days thereafter within which to cure said default; and in the event said default is not cured within said thirty (30) day period, Lessor agrees to give to any assignee or sublessee, of which Lessor has actual written notice or knowledge, an additional thirty (30) day period after written notice to such assignee or sublessee within which said default may be cured. The word "assignee" as herein used includes any person or corporation who holds this Lease or any sublease as security for any loan.

10. In the event of default which is not cured after notice or notices as herein provided, Lessor shall have the right to terminate this Lease and upon such termination the premises shall revert to the Lessor, free and clear of any claims under this Lease.

11. Lessor shall not be required to pay for any utilities used on the premises.

12. Lessor warrants that she is a life tenant of