

to the benefit of creditors or files or has filed against Lessee a petition pursuant to any federal or state or law for the extension of their debts or if Lessee's personal property located on the demised premises should be seized under attachment, execution or other process and said premises be not vacated or such property released within 30 days, then and in any one of such events, the Lessor may, after giving 10 days' notice, by registered mail, of its intention to do so, either (a) declare the full rental price for the entire term immediately due and payable and resort to any legal remedy at law, or in equity for the enforcement or collection of the rents (this provision being supplemental to and not in lieu of any lien created in favor of Lessor by statute), or to recover damages for the breach of said covenants, or (b) declare this lease terminated and take possession of the demised premises and thenceforth hold the same free and clear from any claim or right of the Lessee, but with the right, nevertheless, of the Lessor to recover from the Lessee any past due rental.

9. Lessor shall put Lessee in possession of the demised premises, and covenants and agrees that during the continuance of this lease Lessee shall have quiet possession and enjoyment of the premises.

10. Lessor shall be responsible for and pay any and all ad valorem taxes on the real estate herein described and improvements thereon.

11. Lessor agrees that if, during the term of this lease, he decides to sell or has an offer of purchase on the demised premises, that he will advise Lessee of the terms of said offer including the amount thereof by certified mail and will give the Lessee first option for a period of 30 days from the date of mailing to purchase said property under the same terms and conditions of the offer received. If this option to purchase is not exercised by the Lessee within the 30-day period of time, the Lessor, subject to this Lease, may sell the property demised, pursuant to the term of the offer received. Lessor further agrees that the Lessee has, during the term of this lease, an option to purchase the demised

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