

immediate possession of the premises, collecting rentals up to the time of taking possession. In the event of the bankruptcy of the Tenant, or should the Tenant make an assignment for the benefit of creditors or be placed in the hands of a receiver, the Land may, at its option, declare the term hereof terminated and take possession of the premises.

16. Paragraph Titles. The paragraph titles appearing in this Lease are for the purpose of reference only and shall not be construed as a part of the same.

17. Notices. All notices and requests under this Lease shall be given by registered or certified United States Mail addressed to the appropriate parties at their last known mailing addresses.

18. Benefits. This Lease and the covenants, obligations, conditions and agreements contained herein shall inure to the benefit of, and become binding upon the respective parties, their successors and assigns forever.

19. Liens. The Tenant shall not permit any mechanics or material liens or other liens to be filed against the demised premises for any labor or materials furnished by Tenant in connection with any work performed thereon.

20. Installation. The Tenant may install machinery necessary to its business operations which shall not be deemed fixtures attached to the demised premises and upon the termination of the term or any renewal hereof, the Tenant may remove the same at Tenant's expense provided that the Tenant shall restore the leased premises to its conditions prior to the installation of said equipment.

21. Condemnation. In the event the demised premises or any portion thereof should be condemned by a public authority pursuant to the powers of eminent domain so as to permanently impair the Tenant's use of the demised premises, this Lease shall be terminated at the option of the Tenant as of the date title vests in the condemnor.