

(b) Declare this lease terminated and enter and take possession of the leased premises and thence forth hold the same free from the right of the Tenant, or its successors or assigns, to use said demised premises, but the Landlord shall nevertheless, have the right to recover from the Tenant any and all amounts, which under the terms hereof, may then be due and unpaid for the use of the demised premises.

11. CONDEMNATION: If the premises or any part thereof shall be taken under any power of eminent domain, the Tenant shall have no claim or interest in or to any award of damages for such taking, and, at the election of the Landlord, this lease shall terminate and Tenant shall have a reasonable period of time to vacate the premises.

12. PEACEFUL POSSESSION: The Landlord agrees that the Tenant, on payment of the rents reserved herein and upon the performance of the covenants and agreements herein provided to be reserved and performed by it shall peaceably and quietly hold and enjoy the demised premises for the term hereof. Upon the expiration of this lease or any renewal thereof, the Tenant may remove from the premises (but repair any damage caused by said removal) two vault doors (unless Landlord elects to purchase said vault doors by paying Seven Thousand Dollars for the three and one-half inch door and/or Five Thousand Dollars for the seven inch door), safe deposit boxes, small cash chests, surveillance camera, alarm system, and furniture (however, the drive-in windows, teller counter and related equipment shall remain the property of the Landlord).

13. COMPLETE AGREEMENT: This lease agreement executed by the Landlord and Tenant in duplicate merges all understandings and agreements between the parties hereto with respect to the leased premises, and shall constitute the entire lease agreement. Said lease agreement shall not be changed or modified except upon the written consent of the Landlord or Tenant, which written consent shall be executed in duplicate and attached and become a part of the duplicate originals of this lease agreement.