

process, Lessee may, at Lessee's election, and in addition to any and all other rights of Lessee under this lease, cancel this lease, at any time after the expiration of thirty(30) days upon written notice by registered mail of such cancellation by Lessee, whereupon this lease shall terminate and be utterly void, without prejudice, however, to the rights of the Lessee.

TRADE FIXTURES

Any sign, trade fixtures and equipment installed on the leased premises by the Lessee may be removed if same can be done without material damage to the leased premises, or upon Lessee's agreeing at said time to repair at its own expense any damage caused by such removal.

ASSIGNMENT AND SUBLETTING

Lessee may not assign or sublet the premises leased hereunder without the written consent of the Lessors, which consent shall not be unreasonably withheld, but it is understood and agreed that if the Lessors give written permission to the Lessee to assign or sublet this lease, then it is understood and agreed that the Lessee shall be bound by the terms and conditions of this lease and shall be responsible for the payment of all rents due under said lease and shall be responsible for the conditions and terms of said lease agreement as herein provided.

CASUALTY LOSS OR CONDEMNATION

If during the term of this lease, the leased premises or the building of which the same are a part shall be totally or partially destroyed or damaged by condemnation or by fire, earthquake, Act of God, or by the elements or by other causes so as to render same untenable, Lessors or Lessee may, at their option, within fifteen (15) days after said destruction, damage or notice of condemnation, terminate this lease by giving written notice thereof. If neither Lessors nor Lessee elects to terminate this lease, Lessors may repair or reconstruct said building and/or said premises as speedily as possible, but Lessors shall not delay said repairs or reconstruction beyond a reasonable time after said destruction, damage or notice of condemnation, and in no event longer than six (6) months thereafter; should the damage be so extensive as to render the premises untenable, then the rent or a just and proportionate part thereof, according to the nature and extent of the damage, shall cease until the same shall be repaired by the Lessors, but Lessee shall in no case be entitled to compensation or damages on account of any annoyance or inconvenience, or loss of

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