

- 12 -

It is agreed that the lessor shall not terminate the lease for or on account of the failure of the lessee or its sub-lessees or assigns to pay any monthly rental when due, or to comply with any other terms of this lease, without first giving the lessee a written notice of the intention to so terminate or cancel this lease, not less than thirty (30) days prior to such cancellation or termination. If during the said thirty (30) day period the lessee, its sub-lessee or assigns, shall pay said rental installment or comply with the term or condition of the lease stated in said notice, then the right of the lessor to cancel or terminate the lease for the cause mentioned shall cease and be of no effect.

- 13 -

It is agreed that lessee may make such additions, alterations, replacements and improvements upon the buildings and equipment on said premises as to it shall seem best for the conduct of its business, or for the use of said premises for any purpose authorized hereunder. All of said alterations and improvements shall be made at the expense of the lessee, and without obligation upon the lessor.

- 14 -

It is agreed that the lessee shall have the right to remove any or all of its equipment and trade fixtures from the premises at the expiration of this lease or sooner determination, or any extension thereof, and that it may enter upon said premises at any time prior to, or within ten (10) days after the expiration of this lease or any extension thereof, for the purpose of removing any of its property and equipment and fixtures located on said premises.

- 15 -

#7
J.P.M.
In consideration of One (\$1.00) Dollar and other good and valuable considerations, receipt whereof is hereby acknowledged, lessor hereby agrees that should lessor receive a bonafide acceptable offer for the sale of said premises during the term of this lease, said offer shall first be communicated to lessee, with an option to