

by registered mail, which termination shall become effective Sixty (60) days after receipt of such notice, and which notice shall eliminate the necessity of compliance with such requirements by party giving such notice unless party receiving such notice of termination shall, before termination become effective, pay to party giving notice all costs of compliance in excess of one year's rent, or secure payment of said sum in manner satisfactory to party giving notice.

19. If the whole of the leased premises, or such portion thereof as will make premises unuseable for the purposes herein leased, be condemned by any legally constituted authority for any public use or purpose, then in either of said events the term hereby granted shall cease from the time when possession thereof is taken by public authorities, and rental shall be accounted for as between Lessor and Lessee as of that date. Such termination, however, shall be without prejudice to the rights of either Lessor or Lessee to recover compensation and damage caused by condemnation from the condemnor. It is further understood and agreed that neither the Lessee nor Lessor shall have any rights in any award made to the other by any condemnation authority. Lessor agrees to do whatever possible in as much as maintaining the premises to prevent any type of condemnation

20. Lessee may sublease portions or all of the leased premises to others, but must do so with the prior written consent of the Lessor endorsed hereon. Consent to any assignment or sublease shall not destroy this provision, and all later assignments or subleases shall be made likewise only on the prior written consent of the Lessor. Assignee of Lessee, at option of Lessor, shall become directly liable to Lessor for all obligations of Lessee hereunder, but no sublease or assignment by Lessee shall relieve Lessee of any liability hereunder.

21. Lessee may (if not in default hereunder) prior to the expiration of this lease, or any extension thereof, remove all fixtures and equipment which he has placed in premises, provided Lessee repairs all damage to premises caused by such removal.

22. It is mutually agreed that in the event the Lessee shall default in the payments of rent herein reserved, when due,

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