

23. Lessor, as Lessee's agent, without terminating this lease, upon Lessee's breaching this contract, may at Lessor's option, enter upon and rent premises at the best price obtainable by reasonable effort, without advertising and by private negotiations and for any term Lessor deems proper. Lessee shall be liable to Lessor for the deficiency, if any, between Lessee's rent hereunder and the price obtained by Lessor on reletting.

24. Lessor may card premises "For Sale" at any time and "For Rent" thirty (30) days before the termination of this lease. Lessor may enter the premises at reasonable hours to exhibit same to prospective purchasers or tenants and to make repairs required of Lessor under the terms hereof, or to make repairs to Lessor's adjoining property, if any.

25. No termination of this lease prior to the normal ending thereof, by lapse of time or otherwise, shall affect Lessor's right to collect rent for the period prior to termination thereof.

26. Lessee's right shall be subject to any bonafide mortgage or deed to secure debt, which is now, or may hereafter be, placed upon the premises by Lessor.

27. This contract shall create the relationship of Landlord and Tenant between Lessor and Lessee; no estate shall pass out of Lessor; Lessee has only a usufruct, not subject to levy and sale, and not assignable by Lessee except as provided in Paragraph 20 hereof.

28. If Lessee remains in possession of premises after expiration of the term hereof, with Lessor's acquiescence and without any express agreement of parties, Lessee shall be a tenant at will at rental rate in effect at end of lease; and there shall be no renewal of this lease by operation of law.

29. If any rent owing under this lease is collected by or through an attorney at law, Lessee agrees to pay ten percent (10%) thereof as attorneys' fees. Lessee waives all homestead rights and exemptions which he may have under any law as against any obligation owing under this lease. Lessee hereby assigns to Lessor his homestead and exemption.