

The receipt by the Landlord of rent, or additional rent, or of any other payment required to be made by Tenant, or any part thereof, shall not be a waiver of any other rents, or additional rents or payments when due, nor shall such receipt, though with knowledge of the breach of any covenant or condition hereof, operate as or be deemed to be a waiver of such breach. No waiver by Landlord of any of the provisions hereof, or any of Landlord's rights, remedies, privileges or option hereunder, shall be deemed to have been made unless made by Landlord in writing.

12. Tenant shall have the right to remove from the premises all equipment, fixtures, merchandise and other personal property installed or placed therein by Tenant, at will, provided Tenant shall not be in arrears with the payment of its rents and shall have kept and performed its agreements and covenants hereunder. In the event such removal shall injure or damage the building or premises, Tenant agrees to promptly repair such damage at its own expense.

13. Upon the happening of any one or more of the following events:

a. Tenant's continued default in the payment of any rental or additional rental due hereunder for a period of more than thirty (30) days after Tenant

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