

of the parties necessarily employs an attorney or attorneys to enforce any of such parties' rights hereunder, then and in that event the party found at fault by any court of competent jurisdiction shall pay all costs and expense, including attorney's fees which may reasonably be incurred or paid by the party not in fault in connection therewith.

17. In the event the Tenant shall occupy the demised premises with or without the consent of Landlord after the expiration of this lease or any renewal thereof and the rent is accepted from said Tenant by Landlord, such occupancy and payment shall be construed as an extension of this lease for the term of one (1) month only from the date of expiration.

18. By written notice given by Tenant to Landlord not less than six (6) months prior to the expiration of the initial term hereof, this lease shall be extended for an initial renewal term of five (5) years commencing immediately upon the termination of the initial term, upon and subject to all of the other covenants, provisions and conditions of this lease. Wherever used in this lease, references to "the term of this lease" and other similar terms shall mean both the initial and any renewal term which may come into existence.

19. Any notice or demand which under the terms of this lease or under any statute must or may be given or made by the parties hereto shall be in writing and shall be deemed to have been delivered by mailing the same by Registered Mail addressed to the respective parties at the