

## SECTION XVI.

ASSIGNMENT, SUB-LEASE OR LICENSE

Lessee shall not assign or sub-lease the premises or any right or privilege connected therewith or allow any other person except agents and employees of Lessee to occupy the premises or any part thereof without first obtaining the written consent of the Lessor, <sup>which consent shall not be unreasonably withheld</sup> A consent by Lessor shall not be a condition sent to a subsequent assignment, sub-lease or occupation by other persons. An unauthorized assignment, sub-lease, or license to occupy by Lessee shall be void and shall terminate the Lease at the option of the Lessor. The interest of the Lessee in this Lease is not assignable by operation of law without the written consent of the Lessor.

## SECTION XVII.

BREACH

The appointment of the receiver to take possession of the assets of Lessee, a general assignment for the benefit of the creditors of Lessee, any action taken or allowed to be taken by Lessee under any bankruptcy act, or the failure of Lessee to comply with each and every term and condition of this lease shall constitute a breach of this lease. Lessee shall have thirty days (30) after receipt of written notice from Lessor of any breached to correct the condition specified in the notice, or if the corrections can not be made within the thirty day (30) period Lessee shall have a reasonable time to correct the default if action is commenced by Lessor within thirty days (30) after the receipt of the notice.

## SECTION XVIII.

REMEDIES OF LESSOR FOR BREACH BY LESSEE

Lessor shall have the following remedies in addition to its other rights and remedies in the event Lessee breaches this lease agreement and fails to make corrections as set forth in Section above:

1. Re-enter the premises without demand or further notice, remove any property of Lessee found on premises, perform such maintenance and repairs as may be required, and relet the