

by Tenant, execute and deliver any instruments requested by any such secured party or lienholder with respect to (i) the waiver of any Landowner's lien pertaining thereto and/or (ii) the right of such secured party or lienholder to remove such furniture, fixtures, equipment and personal property in the event of a default in the instrument creating the security interest or other lien.

17. RENEWAL: Tenant is hereby granted two (2) successive options to renew and extend the term of this lease for five (5) years on each such option; each such extended term to begin respectively upon the expiration of the original term of this Lease or of the immediately preceding extended term; and all of the provisions of the Lease Agreement shall apply to each such extended term except that the rental rate shall be increased ten (10%) percent of last effective rent. Tenant may exercise the within options only if it is not in default at the expiration of the original lease period or any extension thereof and only by giving Landowner written notice of such exercise not later than three (3) months prior to the expiration of the term of this Lease or any extension thereof under the within options.

18. TERMINATION: In the event Tenant shall fail to comply with any of the covenants and agreements as herein contained including but not limited to payment of rental and such failure or violation is not cured or corrected within thirty (30) days after Landowner has given written notice to Tenant of the existence of such failure or violation or in case of a failure or violation which cannot with due diligence be cured within a period of thirty (30) days, if Tenant fails to proceed within said thirty (30) days, with all due diligence to cure such failure or violation, and thereafter to continue to promote the curing of such failure or violation with all due diligence, the Landowner shall have the right at his option, forthwith, to terminate this Lease and to repossess the leased premises, but the exercise or non-exercise by Landowner of such right of termination shall not prejudice any other rights which the Landowner may have against the Tenant hereunder and shall not oper-

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