

ingress and egress as shown are in any way blocked or partially blocked as a result of any road construction or other improvements, Lessor agrees to waive all of Lessee's obligations during such period of construction or improvement.

UTILITIES: It is understood and agreed that all costs incurred for utilities on the demised premises shall be the responsibility of the Lessee.

TRADE AND OTHER FIXTURES: Lessee may install or cause to be installed such machinery, appliances, equipment and trade and other fixtures as are reasonably necessary for the operation of its business. Such machinery, appliances, equipment and trade and other fixtures may be installed prior to or after acceptance of the improvements and shall remain personal property, and title thereto shall continue in the owner thereof regardless of the manner in which same may be attached or affixed to the demised premises. In the event such machinery, appliances, equipment and trade or other fixtures are subject to a lien or title retention instrument, the holder of any such lien or title retention instrument shall have the right and be able to enforce the same as stated therein. However, in the event of default in any of the terms and conditions of this lease agreement any personal property located on the demised premises or attached thereto shall be subject to any legal remedies Lessor may have insofar as the equity or ownership of Lessee is involved and this provision is in addition to any and all other provisions regarding Lessor's legal remedies herein provided. Lessee and any assignee or sublessee are hereby expressly given the right at any time during the term of this Lease or any extension thereof and for a period of thirty (30) days after the termination of this Lease or any extension thereof, by lapse of time or otherwise, to enter upon or remove from said premises any of Lessee's improvements, machinery, appliances, equipment and trade and other fixtures, but shall not be obligated to do so.

ALTERATIONS: The Lessee may, at its own expense, make alterations to Lessor's improvements with the prior consent of the Lessor, which consent shall not be unreasonably withheld.

ATTORNEY'S FEES: If suit is brought to enforce any covenant of this lease or for the breach of any covenant or condition herein contained, the parties hereto agree that the losing party shall pay to the prevailing party a reasonable attorney fee, which shall be fixed by the Court, and court costs.

DEFAULT: In the event Lessee shall default in the payment of the monthly rent as provided herein, Lessor shall promptly so notify Lessee in writing, and failure of Lessee to cure such default within twenty (20) days after receipt of such notice shall, at the option of Lessor, work as a forfeiture of this Lease, or Lessor may enforce performance in any manner provided by law, and Lessor's agent or attorney shall have the right without further notice or demand to re-enter and remove all persons from Lessor's property without prejudice to any remedies for arrearages of rent or breach of covenant, or Lessor's agent or attorney may resume possession of the property and relet the same for the remainder of the term at the best rental such agent or attorney can obtain for the account of Lessee, who shall pay any deficiency, and Lessor shall have a