

13. LICENSES AND PERMITS: It is understood and agreed that Lessee in its sole discretion may cancel and forever terminate this lease, if any of the licenses or permits which it deems necessary for the operation of its business are revoked or suspended by the appropriate governing bodies. This provision does not apply if the Lessee knowingly violates the existing statutes.

14. REMOVAL OF TRADE FIXTURES AND EQUIPMENT: Lessee shall have the right to place or install in or upon the demised premises such trade fixtures and equipment as it shall deem desirable for the conduct of its business, and all trade fixtures and equipment so placed in or upon the demised premises at expense of the Lessee (whether or not readily removable) shall remain property of the Lessee, and all or any part thereof may be removed by Lessee, but Lessee shall be under no obligation to remove same and may, at its option, surrender all or any part thereof with the leased premises. It is further understood and agreed that the Lessor waives its right to distress such trade fixtures or equipment for rent.

15. LESSEE'S DEFAULT: If (a) the Lessee continues in default for thirty (30) days after written notice by the Lessor of any failure of the Lessee to pay when due any installment of rent, required hereunder, or if (b) the Lessee continues in default for thirty (30) days after written notice specifying the nature of default by the Lessor of any failure of the Lessee to perform any other of its obligations or covenants hereunder, then and in the event of any such continued default, the Lessor, at its option, may terminate this lease by written notice to the Lessee, whereupon Lessor may, at its option, declare the rental of the entire term hereof immediately due and payable and proceed to collect same or at its option declare this lease breached and terminated and take immediate possession of the premises, collecting rentals up to the time of taking possession. After an authorized assignment or subletting, the occurring of any of the foregoing defaults shall affect this lease only if caused by the assignee or sublessee, and simultaneous notice of any such default shall be given by the Lessor not only to the assignee or sublessee, but also to the Lessee, in order to enable the latter, if necessary, to remedy the default if not remedied by the assignee or sublessee. Upon any termination by the Lessor pursuant hereto, the Lessee will at once surrender possession of the premises to the Lessor and will remove all of Lessee's effects therefrom and the Lessor may forthwith reenter the premises and repossess itself thereof, and remove all persons and effects therefrom, using such force as may be necessary without being guilty of trespass, forcible entry or detainer, or other tort. No such termination shall in anyway affect Lessee's obligation accruing hereunder prior to such termination. Notwithstanding any remedy hereinabove set forth, Lessor covenants and agrees to use reasonable diligence to mitigate its damages should Lessee become in default under the terms and conditions of this lease.

16. BANKRUPTCY OF LESSEE: If the Lessee is adjudicated a bankrupt, or if a permanent receiver is appointed for the Lessee's property, including the Lessee's interest in the demised premises, and such receiver is not removed within sixty (60) days after written notice from the Lessor to the Lessee to obtain such removal; or if, whether voluntary or involuntary, the Lessee takes advantage of any debtor relief proceedings under any present or future law, whereby the rent or any part thereof, is, or is proposed to be, reduced or payment thereof deferred; or if the Lessee makes an assignment for benefit of creditors; or if the premises or the Lessee's effects or interest therein should be levied upon or attached under any process against the Lessee, not satisfied or dissolved within thirty (30) days after notice from the Lessor to the Lessee to obtain satisfaction thereof; then, and in any of such events, the Lessor at its option may terminate this lease by written notice to the Lessee; whereupon this lease shall end and be terminated. Should this lease be terminated by reason of the foregoing, the premises will be surrendered immediately by the Lessee, and upon failure to surrender them, the Lessor shall have the accumulated privilege of pursuing any remedy provided by law for obtaining possession of the premises as if Lessee was holding over beyond its term and/or for failure to pay rent.

17. SUBORDINATION: It is understood and agreed by the Lessee and Lessor that the Lessor agrees to subordinate his fee simple estate, rights, title and interest in and to any leasehold estate created by the Lessee, ground lease, or its sublessee, to a first mortgage lien, not to exceed \$80,000.00 dollars, to be placed upon the demised premises by the Lessee, its assigns, or