

reduced, In such event, the Lessee shall not be entitled to any portion of the award for the land or for the leasehold estate of Lessee herein, all such amounts being hereby assigned to Lessor; provided, however, that Lessee has the right to receive any such award which may be made for damages to, or condemnation of, Lessee's moveable trade fixtures, equipment, building, structures, improvements and other personal property.

14) CREATION OF LIEN

A specific lien is hereby reserved on the goods and chattels of the Lessee for the payment of all sums which may be due the Lessor under the terms of this Lease or arising out of any other obligation on the part of Lessee in favor of Lessor. Lessee may not remove any goods, chattels, or merchandise from the premises unless all indebtednesses in favor of Lessor shall have been paid.

15) CONDUCT BY LESSEE ON PREMISES

It is distinctly understood that there will be no noxious or offensive activities conducted on the premises or any unlawful activity of any kind and Lessee agrees to refrain from conducting any and all such activity. Moreover, Lessee agrees that it will not permit other persons to carry on unlawful, noxious or offensive activities of any kind and that he will not permit the consumption of any alcoholic beverage on the premises either on the part of itself, members of its family, employees or servants or any of its customers, licensees, invitees, or any other person. Lessee also agrees that it shall occupy the premises and shall keep it in a neat, clean and attractive manner. Lessee shall return the premises to the Lessor upon termination of this Lease for any cause in as good condition as when received, less only fair wear and tear.

Lessor shall give notice in writing of Lessee's violation of any of the terms of this agreement and Lessee shall have thirty (30) days to correct such violation.

16) NOTICES

All notices provided for herein shall be considered delivered by depositing such notice by registered mail to the addresses below:

RMC

0 4 6 9

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