

have the right at its option to immediately terminate this Lease, whereupon the full rental price for the unexpired term of the Lease shall be immediately due and payable and Lessor may enter the demised premises and take possession thereof, and resort to any legal remedies prescribed by law for the endorsement or collection of the entire rent, or to obtain possession of the demised premises.

15. This agreement is made upon the express condition that if Lessee should fail to pay when due any installment of rent, or should fail to perform or observe any of the covenants, agreements or obligations herein made or assumed by said Lessee, then in either event the Lessor may immediately or at any time after the breach of any of such covenants re-enter the said demised premises and repossess same and remove therefrom all property belonging to the Lessee, and expel said Lessee and all other persons who may be in possession of said demised premises, and resort to any and all legal remedies prescribed by law.

16. At any time prior to the eighth anniversary of this Lease, the Lessor will upon written request from the Lessee construct an addition or additions to the original building, upon the following conditions:

- (1) The character, location and use of the addition or additions to the building must be such that they will not impede or impinge upon the use of other land and buildings in Northwood Industrial Park.
- (2) Plans and specifications of such building addition or additions shall be subject to the written approval of both the Lessor and the Lessee and each such addition shall contain a minimum floor area of 25,000 square feet and all of the additions which may be required by the Lessee shall contain a combined floor area not exceeding 40,000 square feet.